

VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS' MEETING
Thursday, February 3, 2005 – 10:30 a.m. – Oasis

PRESENT IN PERSON:

Lyle READ, President	Pauline NIELSEN, Director
Dave GREEN, Vice President	John JONES, Director
Harold SCOTT, Treasurer	Norm THIESSEN, Director
Sue WARREN, Secretary	Bill McKEE, Soc. B. Vice President
Florence BROWNRIDGE, Director	Mary SCHMIT, General Manager
Jerry FORMSMA, Director	John STEELE, Project Manager

ABSENT: Marlice FENSKE, Social Board President

The Invocation was given by Don ERNST.

LOT OWNER COMMENTS: See Attachment

The minutes of January 20, 2005 were approved as distributed.

PRESIDENT'S COMMENTS: See Attachment

TREASURER'S REPORT: Treasurer SCOTT gave his report under New Business.

MANAGER'S REPORT: Distributed to Board and attached to file copy.

CORRESPONDENCE: See Attachment

President READ asked Director BROWNRIDGE to assist the Social Board on the Grand Opening Celebration committee.

Director JONES will be reporting on the Long Range Facilities Plan at the next meeting.

SOCIAL BOARD REPORT: See Attachment. The report was given by Vice President McKEE.

COMMITTEE REPORTS:

Sign Committee - The report was given by Director BROWNRIDGE and was distributed to Board members and attached to file copy. It was suggested a sign be placed at the pools to read, "Shower Before Entering Pool". The other side of the sign would read, "No Diving or Jumping in the Pool". It was asked that the new Board carry out this suggestion.

UNFINISHED BUSINESS:

Architectural Inspector Ron TAYLOR explained the Broadway gate situation. Manager SCHMIT requested a work session on this issue.

NEW BUSINESS:

President READ requested Director THIESSEN assist Owner Clancy STOUFFER on the brick project at the Community Center.

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NEW BUSINESS: (continued)

Auditor/Management Letter - **Moved by Treasurer SCOTT to accept the management letter from the auditors and to accept the Treasurer's response from the Board. Seconded by Director FORMSMA. Motion carried unanimously.** The report and response is attached to file copy.

Arizona Room Design - Architectural Inspector TAYLOR explained the request from Owner Winfield SCOTT. It was suggested this be defined in the Rules and Regulations. **Moved by Director JONES to approve the design for the Arizona room. Seconded by Director NIELSEN. Motion carried unanimously.**

Camp Hosts Don and Marnee BOGLE have purchased a residence in the park. **Moved by Vice President GREEN to approve the BOGLES continue in this capacity through the remainder of the season. Seconded by Director JONES. Motion carried unanimously.**

The Board meeting recessed at 11:30 a.m. and reconvened as a Work Session at 12:15 p.m.

Community Center Finance Discussion - Manager SCHMIT presented a history and budget review of the Community Center project. Lot Owner Representation John STEELE answered questions from the Board and lot owners.

The Work Session adjourned back to the regular Board meeting at 1:50 p.m.

Moved by Vice President GREEN to approve \$10,000 from the Cable Television account to pay for Channel 11 expense. Seconded by Director JONES. Motion carried unanimously.

Moved by Treasurer SCOTT to approve HVAC for the Community Center in the amount of \$362,000 be funded from the MRR fund. Seconded by Director BROWNRIDGE. Seven in favor of the motion, one abstained. Motion carried.

Moved by Director THIESSEN to delete the handicap ramp from the construction budget at a cost of \$48,000. Seconded by Secretary WARREN. Motion carried unanimously.

Moved by Director JONES the laminate floor be substituted with hardwood floor as on the original design. Seconded by Vice President GREEN. Motion carried unanimously.

Moved by Director THIESSEN the Board support the installation of a hardwood floor in principle providing the necessary funds are raised by donations in the amount of \$35,000 prior to February 17th. Seconded by Director BROWNRIDGE. Roll Call vote was six in favor of the motion, two opposed. Motion carried. The Controller will hold these checks in the Administration office. The Board agreed to use carpet if the funds are not available by this date.

The meeting adjourned at 2:45 p.m.

s/s Coreen Henry, Corporate Secretary

APPROVED: 2-24-05