

**VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
CONFERENCE CALL MEETING
Thursday, July 14, 2005 - 9:00 a.m. MST - Oasis**

PRESENT BY PHONE OR IN PERSON

Dave GREEN, President	Russ MORFELD, Director
John JONES, Treasurer	Dave CATHRO, Director
Norm THIESSEN, Secretary	Ron LUCIUK, Director
Sue WARREN, Director	Marlice FENSKE, Social Board President
Pauline NIELSEN, Director	Mary SCHMIT, General Manager
	Teresa BEALLY, Activity Director

ABSENT: Jerry FORMSMA, Vice President

GUESTS: Approximately 25 lot owners

The minutes of telephone conference call of May 12, 2005 were approved as distributed.

Manager SCHMIT gave a summary of her report and it is attached to the minutes. She reported on the progress of the Community Center construction.

Moved by Secretary THIESSEN to change Rules and Regulations, Section V, No. 3 (1), Page 56, "Signs" to read as follows: "One (1) non-illuminated sign per street frontage shall not exceed forty-eight (48) inches in maximum height and shall not exceed six (6) square feet in total." Seconded by Director WARREN. The motion carried unanimously.

Moved by Treasurer JONES to approve the bid from Pool Remodelers' for \$7,860 for repairing the kool deck. Seconded by Director NIELSEN. Motion carried unanimously. Director WARREN will review Bylaws, Article VI, Section 7, Page 37 and 38 which limits the manager from entering into a written or oral contract in excess of \$3,000. The Board will discuss this further in October.

Treasurer JONES gave a brief treasurer's report. Controller NIEMYSKI is preparing for the auditors.

Moved by Treasurer JONES to approve the increase of \$2,240 in the bid for asphalt repair at the 600 block of Navajo. Seconded by Director LUCIUK. Motion carried unanimously. This brings the total project to \$59,740 and is scheduled to begin August 15th.

Security Supervisor Ron HERTZOG reported on his study of the present security system and what improvements he recommends. A bid has been submitted by Protection One for a new alarm system. Signal One has yet to submit a bid. The bid includes charges and maintenance of the proposed system covering the cameras, guardhouse, storage gates, Community Center, Broadway gate, etc. Manager SCHMIT will discuss with Attorney Tony FREEMAN terminating the ADT contract.

Moved by Treasurer JONES to postpone the Broadway gate decision until November. Seconded by Director LUCIUK. Motion carried unanimously.

Moved by Treasurer JONES to authorize administration up to \$45,000 for security improvements as discussed and includes a security Protection One alarm system for the guardhouse cameras and two guardian gates. The maintenance fees for the security system will be discussed separately later. Seconded by Secretary THIESSEN. The motion carried unanimously.

A conference call is tentatively scheduled for August 11th to discuss the contingency fund and transfer fee. The conference call ended at 10:20 a.m. MST.

s/s Coreen Renner, Corporate Secretary

APPROVED 8/11/05