

**VENTURE OUT AT MESA, INC.**  
**CONDOMINIUM BOARD OF DIRECTORS' MEETING**  
**Thursday, November 17, 2005 · 9:00 am · Oasis**

PRESENT:

|                               |  |
|-------------------------------|--|
| Dave GREEN, President         |  |
| Russ MORFELD, Director        |  |
| Jerry FORMSMA, Vice President | Dave CATHRO, Director                  |
| Norm THIESSEN, Secretary      | Ron LUCIUK, Director                   |
| Sue WARREN, Director          | Marlice FENSKE, Social Board President |
| Mary SCHMIT, General Manager  |  |

PRESENT BY TELEPHONE: John JONES, Treasurer

ABSENT: Pauline NIELSEN, Director

Invocation was given by Melba PENNING

LOT OWNERS' COMMENTS - See attachment

**Moved by Director WARREN to approve the minutes of November 3, 2005. Seconded by Director LUCIUK. Following clarification, the motion passed unanimously.**

PRESIDENT'S COMMENTS - See attachment

TREASURER'S REPORT - None

MANAGER'S REPORT - Distributed to board and attached to file copy.

SUMMARY OF CORRESPONDENCE - See attachment

SOCIAL BOARD REPORT - See attachment

COMMITTEE REPORTS

SRP Committee - Vice President FORMSMA, chair of the committee, gave the report and is attached to the minutes.

UNFINISHED BUSINESS

Nominating Committee - In a letter to the Board, Chairman Art BOWMAN, 313 Boeing, named the committee. Serving along with him are Ron CHATHAM, 636 Navajo; Earl HERRING, 703 Merlin; Kay HANKS, 604 Boeing; Del STURHAHN, 913 Douglas.

Election Committee - Chairperson Barbara CANNING has agreed to chair this committee and is in the process of confirming the rest of the committee.

Secretary THIESSEN proposed a change in the children's pool hours. (Proposed motion attached.)

**Moved by Vice President FORMSMA to table any further decision until the next meeting.**

**Seconded by Director WARREN. Vote was five "FOR", one "OPPOSED". Motion carried.**

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UNFINISHED BUSINESS (continued)

Violation Hearings - The Board will hold a special meeting November 30, 2005, at 9:00 a.m. in the Oasis. These pertain to the under 55 age rule.

Rules & Regulations - Director WARREN reported a packet of proposed changes in the CC&Rs will be forthcoming in the next few days. The committee has two more items to complete and they hope to finalize their work by next week.

NEW BUSINESS

A transmittal form from the Paddle Tennis/Pickle Ball club was delivered to President GREEN from the Social Board. Copies will be distributed to Board members. **Moved by Secretary THIESSEN to forward the proposal to the Planning Committee as per normal procedures. Seconded by Director CATHRO. Motion carried unanimously.**

WHAT'S ON YOUR MIND?          See attachment

The meeting adjourned at 10:15 a.m.

s/s Coreen Renner, Corporate Secretary

APPROVED: 12-1-05

Letter from Art Bowman, 313 Boeing, Chair of the Nominating Committee, naming the committee. These names will be entered in the minutes of the meeting.

In a memo from Clancy Stouffer, 308 Aero, he told of an experience with a 55 age community and changes that incurred.

Letter from Jewel & Doug Gale, 401 Aero, asking for a change in children's pool hours. Several signatures of owners and renters were included with the letter.

Request from James & Mary Anderson, 614 Merlin, for their daughter with a disability, to reside in VO at 650 Aero beginning October 2006. She is 47 years of age.

Management received a letter from David and Beth Giliuson, 6 Aztec, regarding noise from the paddle tennis/pickle ball courts.

#### **LOT OWNERS COMMENTS:**

Norma Pavely, 8 Aero - She asked about amending Rules & Regulations, Section VI, Page 60, regarding infants not allowed in the pools or spas. In reference to Declaration of Condominium and Land Use Restrictions, Article XIII, Section I., Page 20, she asked the location of approvals that had been given by the Board for those lot owners performing professional services in the park.

#### **WHAT'S ON YOUR MIND?**

Russ Morfeld - He quoted a comment from a resident at the Grand Opening, "All this for \$2300".

Sue Warren - She said for everyone to enjoy the new building but there are still many more projects ahead to keep VO the premier property it is known to be.

Jerry Formsma - It's great to be alive with all these exciting things going on.

Norm Thiessen - Board members are privy to information. When there is a violation, the board is sworn to uphold the governing documents. If you are a violator, please avoid him. He also encouraged purchasing a brick.

Ron Luciuk - He can enjoy Thanksgiving at home and also here. He believes the pool hours could be changed now under a trial basis so input could be given from the residents following the trial. He wished everyone a Happy Thanksgiving.

Dave Cathro - He complimented the Activity Office on the Social Board Start Up book.

Marlice Fenske - She thanked everyone who made the Grand Opening possible. So many positive comments, count your blessings and Happy Thanksgiving.

Dave Green - While the board was serving food at the Grand Opening, there was a parade of residents passing by thanking and praising for work well done. He wished Earl Herring, John Ingebrand, Merv Houghton and Lyle Read could have been at his side to hear these comments.