

*VENTURE OUT AT MESA, INC.*  
*CONDOMINIUM BOARD OF DIRECTORS' MEETING*  
*Thursday, January 5, 2006 - 9:00 a.m. - Oasis*  
*R e v i s e d*

PRESENT:

Dave GREEN, President  
Jerry FORMSMA, Vice President  
John JONES, Treasurer  
Sue WARREN, Director  
Pauline NIELSEN, Director

Russ MORFELD, Director  
Dave CATHRO, Director  
Ron LUCIUK, Director  
Marlice FENSKE, Social Board President  
Mary SCHMIT, General Manager

PRESENT BY PHONE: Norm THIESSEN, Secretary

Invocation was given by Willie WALENTA

President GREEN gave an outline of the meetings held during the month of January and went over the agenda for the meeting. He gave an update on the 55 plus age hearings and explained that the Board is waiting for the documentation necessary for compliance.

Manager SCHMIT'S report was distributed to Board members and is attached to file copy.

LOT OWNER'S COMMENTS: See attachment.

**Moved by Director LUCIUK and seconded by Treasurer JONES to approve the minutes of December 8, 2005 as distributed. Motion carried unanimously.**

TREASURER'S REPORT:

Treasurer JONES reported there was no change from the prior report.

SUMMARY OF CORRESPONDENCE: See attachment.

SOCIAL BOARD REPORT: See attachment.

UNFINISHED BUSINESS:

There was discussion on the Propositions for the annual ballot.

**Moved by Treasurer JONES to change the ballot wording in Proposition II to be consistent with the minutes of December 8, 2005 and to include the figure \$174,900. Seconded by Director LUCIUK. Motion carried unanimously.**

**Moved by Treasurer JONES to insert the following under Proposition III, "The Board of Directors shall at least ever five (5) years name a qualified person or organization to prepare a Reserve Study report to provide an estimate of the amount of money which should be set aside to repair major items, building components or Common Elements that will wear out. The Board will utilize such reports to determine the total amount of the reserve that should be set aside for this purpose." The Contingency Fund will be re-named the Reserve Fund. Seconded by Director LUCIUK. Motion carried unanimously.**

**Moved by Treasurer JONES to approve Proposition V. Seconded by Vice President FORMSMA. Motion passed unanimously.**

UNFINISHED BUSINESS (continued)

**Moved by Treasurer JONES to change the wording of Proposition VIII (which will be Proposition VII) to the wording of the minutes of December 8, 2005 to read, "The General Manager's spending limit will annually be determined by the Board of Directors at the annual budget meetings."**

**Seconded by Director LUCIUK. Motion carried unanimously.**

The Paddle Tennis/Pickle Ball transmittal request was denied by the Planning Committee and sent back to the Condo Board. **Moved by Vice President FORMSMA to accept the recommendation of the Planning Committee. Seconded by Director MORFELD. Vote on the motion was Six "FOR", one "OPPOSED". Motion carried.** This request will be sent back to the club and requires more study.

Brick Committee Report- Clancy STOUFFER reported 750 bricks have been purchased thus far. Two hundred more bricks are ordered and should arrive in late January.

**Moved by Director CATHRO "Whereas Article I. Section U, Page 8 of the Declaration of Land Use Restrictions defines Park Model as a factory assembled portable unit and our governing documents do not appear to specifically provide for the reconstruction of a Park Model; Venture Out Administration is instructed, effective immediately, to discontinue issuing permits for such construction unless the same conditions as our governing documents require for a new Park Model are satisfied. If placement of a Park Model or reconstruction of an existing Park Model cannot comply with our governing documents because of lot dimensions or restrictive easements, the Lot Owner may propose an alternative solution which must be approved by the Board of Directors or a committee established by the Board. The Board or committee may then approve issuance of a permit. Seconded by Director LUCIUK. Vote was Two "FOR", Five "OPPOSED. Motion failed.**

President GREEN suggested a new Standing Architectural Committee. The committee will review current practices, determine regulations and seek legal recommendations. *(Amended 1/19/06)*

Director NIELSEN reported the Safety and Security committee has met. Committee member Fred ALLEN has completed an outstanding report on parking and traffic. The committee will meet on January 11<sup>th</sup>. She also recommended residents make use of the red information packets recommended by the local fire department. These contain medical information of the occupants and are placed on refrigerators for emergency use.

The meeting adjourned at 12:00 noon.

s/s Coreen Renner, Corporate Secretary

APPROVED AS AMENDED 1/19/06