

**VENTURE OUT AT MESA, INC.**  
**CONDOMINIUM BOARD OF DIRECTORS' MEETING**  
**Thursday, February 2, 2006 - 9:00 a.m. - Oasis**

**PRESENT:**

Dave GREEN, President	Russ MORFELD, Director
Jerry FORMSMA, Vice President	Ron LUCIUK, Director
John JONES, Treasurer	Dave CATHRO, Director
Norm THIESSEN, Secretary	Marlice FENSKE, Social Board President
Mary SCHMIT, General Manager	

**ABSENT:** Pauline NIELSEN, Director (Absence Excused)

The Invocation was given by Don LINDBERG

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

**LOT OWNER'S COMMENTS:** See attachment.

**PRESIDENT'S COMMENTS:** See attachment.

**Moved by Secretary THIESSEN to approve the minutes of January 19, 2006 as distributed. Seconded by Treasurer JONES. Motion carried unanimously.**

**TREASURER'S REPORT:** See attachment.

**Moved by Director MORFELD and seconded by Vice President FORMSMA to accept the Treasurer's report as given. Motion carried unanimously.**

**SUMMARY OF CORRESPONDENCE:** See attachment.

**SOCIAL BOARD REPORT:** See attachment.

**UNFINISHED BUSINESS.**

SRP Report - Vice President FORMSMA read a letter dated February 2, 2006, addressed to SRP representative David MURPHY. The letter will be mailed today.

Brick Committee Chair Clancy STOUFFER reported 823 bricks have been sold for the Walk of Fame. More bricks will be ordered when the amount reaches 300 for free shipping.

**Moved by Vice President FORMSMA to continue with the existing hours of play for the Paddle Tennis courts for the balance of this season. Seconded by Director WARREN. Motion carried unanimously.**

NEW BUSINESS:

Moved by Director WARREN to adopt Rules and Regulations, Section II, Administration”, Item No. 8, Page 50, “Residents are prohibited from engaging in verbal or physical conduct that constitutes abuse or harassment of another resident, Association employees and/or resident volunteers acting for the benefit of the Association, including verbal or physical conduct that creates an intimidating or hostile work environment for Association employees and/or resident volunteers acting for the benefit of the Association. All complaints shall be reported to the General Manager and must be verifiable.” Seconded by Vice President FORMSMA. Motion carried unanimously.

Moved by Treasurer JONES to accept the proposed Schedule of Administrative and Monetary Penalties: 1<sup>st</sup> Violation: Written warning from the General Manager; 2<sup>nd</sup> Violation: Appear before a Committee of the Board of Directors; 3<sup>rd</sup> Violation: Monetary fine of at least \$50, and not to exceed \$200, as determined by the Board of Directors. Subsequent Violations: Penalties to be determined by the Board. Seconded by Vice President FORMSMA. Motion amended by Director CATHRO and seconded by Secretary THIESSEN. Motion and amended motion carried unanimously.

Moved by Director WARREN to approve a monetary fine schedule with respect to violations of the 55 plus restriction as follows: “As of the date of violation as stated on the non-compliance letter from the Board, the following fines will be imposed on the Lot Owner if the occupants named in the violation continue to reside on the Lot: \$100 per day for the first seven (7) days of violation; \$150 per day for the next seven (7) days of violation; \$200 per day for each day thereafter. Notwithstanding the foregoing, the Board may pursue all other remedies, including injunctive relief, available under applicable law.” Seconded by Treasurer JONES. Motion carried unanimously.

Moved by Secretary THIESSEN to move the transmittal request of the Tennis club for a rubber maid storage unit on to the Planning committee. Seconded by Treasurer JONES. Motion carried unanimously.

COMMITTEE REPORTS:

It was reported Director NIELSEN has been working with new Security Chief Rives on safety and security issues. She will be away for a few months but will attend meetings by conference calls.

WHAT’S ON YOUR MIND?            See attachment.

The meeting adjourned at 10:20 a.m. A closed executive meeting followed at 10:30 a.m.

s/s: Coreen Renner, Corporate Secretary

APPROVED: 3/2/06

#### WHAT'S ON YOUR MIND?

A member expressed thanks for the support in activities. A Board member believes a more improved computer system is needed for Board members to be better informed to answer resident's questions. A board member was impressed with the good attendance of residents. He said "we always look at what we value, what we treasure, what we want. Change is normal, natural and it is necessary.... we will move forward."

A member commented on the need for hearings and whether they be closed. The help of all residents is needed to enforce the rules. As an after thought, he believes the hearings should have been public hearings. A member commented on the need to work on the "Golden Corridor" and security. A member expressed the excitement of serving in this capacity and believes VO is a great place to live. A Board member wished the Board the very best and would like the Board to continue to address key issues. The infrastructure needs to be addressed.

President Green expressed appreciation of serving the past year as president and thanked the owners for the challenge. He gave an analogy of tennis. He praised Mary on her management expertise.

#### LOT OWNERS' COMMENTS:

Tom Power, 917 Debonair - He was mistakenly identified as receiving violations from security.  
(The security guard had apologized for the error.)

John Ingebrand, 802 Douglas - He thanks the retiring Board members for their service and leadership.

Nancy Harder, 207 Merlin - She asked when the café would be completed, whether it would have a liquor license. She thinks the residents prefer to bring their own drinks and doesn't want anything that causes VO any liability.

Rudi Krause, 11 Douglas - He mentioned a drop off of the sidewalk around the new building. He could have broken his ankle and not be able to play pickle ball.

Susie Berteau, 702 Merlin - She thanked the Board for their help. She inquired about manufactured homes and what the tax ramifications would be. (Vice President Formsma responded the Planning Committee is seeking answers to questions such as these.)

#### SUMMARY OF CORRESPONDENCE:

A letter from Past President John Ingebrand, 802 Douglas, regarding the value of renters as future owners in the park.

A letter was received from Richard Martin, 908 Navion, regarding tour buses idling their motors.  
(Letter was passed on to Social Board President Fenske.)

Treasurer JONES reported as of December 31, 2005, the association is \$106,000 over budget. To date, revenues are \$7,000 over budget and expenditures are \$99,000 under projection. The real estate revenues are slightly over budget. Rentals and overnight revenues are down 10%. Under operating expenses, we eliminated \$30,000 for employees medical insurance, CPA firm was \$5,000, which was less than last year. He will give a more detailed report at the annual meeting February 15th.