

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

PRESENT:

Norm THIESSEN, President	Dave CATHRO, Director
Ron LUCIUK, Vice President	Doug GALE, Director
Jerry FORMSMA, Treasurer	Alan WILKINSON, Director
Sue WARREN, Secretary	Kay HANKS, Social Board President
Mary SCHMIT, General Manager	

ABSENT: Pauline NIELSEN, Director

The Invocation was given by Lot Owner Bill BLEASNER

PRESIDENT'S COMMENTS: See attachment.

MANAGER'S REPORT: Distributed to Board and attached to file copy
Moved by Director GALE and seconded by Director WARREN to approve the Manager's report. Motion carried unanimously.

LOT OWNER'S COMMENTS: See attachment

Moved by Director MORFELD and seconded by Director CATHRO to approve the minutes of February 2, 2006. Motion carried. The minutes of two closed executive sessions will be approved at a later date.

TREASURER'S REPORT See attachment
Moved by Treasurer FORMSMA to accept the Treasurer's report. Seconded by Vice President LUCIUK. Motion carried unanimously.

Moved by Treasurer FORMSMA to return \$1700 to the Social Club. Seconded by Director CATHRO. Motion amended by Secretary WARREN and seconded by Director WILKINSON to table this motion to the March 22nd meeting. Motion carried.

SUMMARY OF CORRESPONDENCE See attachment

SOCIAL BOARD REPORT See attachment
Moved by Director WILKINSON to accept the Social Board report. Seconded by Director CATHRO. Motion carried unanimously.

UNFINISHED BUSINESS:

The Safety and Security Report was given by Manager SCHMIT in the absence of Director NIELSEN, chair of the committee. The report has been distributed to the Board and attached to the minutes.

UNFINISHED BUSINESS (continued)

Moved by Vice President LUCIUK to approve the Tennis club request for a rubber maid storage unit. Seconded by Treasurer FORMSMA. Three “FOR”, Three “OPPOSED”, one ABSTAINED. The president cast the deciding vote “FOR”. Motion carried.

There was discussion on several options for the Broadway gate presented by Security Chief Larry RIVES. This was referred to budget meeting discussion to be held next week. Budget approval will be presented at the March 22nd meeting.

NEW BUSINESS

The Election committee report was given by Barbara CANNING, Chair. Discussion followed on the election results. (The vote count is on file in the annual minutes and posted in the minute book located at the Post Office.) It was requested to have a work session on election procedures. A motion is pending to accept the report.

Moved by Director WILKINSON the ballots be destroyed as soon as the unsuccessful candidates are informed of their total votes. Seconded by Director GALE. Motion carried unanimously.

The approval of the Schedule of Meetings for 2006 - 2007 was deferred to the March 22nd Board meeting.

The approval of 2006-2007 Standing and Ad Hoc Committees were deferred to the March 22nd Board meeting.

The gavel was transferred to Vice President LUCIUK for the amendment of the Standing Rules.

President THIESSEN moved to amend the Standing Rules number 6 and number 8. Seconded by Director WILKINSON. Motion carried unanimously. The Standing Rules will be distributed to the Directors and attached to the minutes.

The gavel was returned back to President THIESSEN.

Moved by Director CATHRO to defer approval of committee assignments until the next meeting. Seconded by Treasurer FORMSMA. Motion carried unanimously.

Moved by Vice President LUCIUK to approve retaining the appointment of legal counsel, Bank of America and other investment accounts. Seconded by Secretary WARREN. Motion carried unanimously.

Moved by Director WILKINSON to table naming the auditor to the March 22nd meeting. Seconded by Director CATHRO. Seven “FOR”, one “OPPOSED”. Motion carried.

Moved by Secretary WARREN to reappoint DeConcini, McDonald, Yetwin and Lacy as legal counsel of the Association. Seconded by Director CATHRO. Motion carried unanimously.

Moved by Director MORFELD to approve the recommendation of assistant officers of the Association. Seconded by Director WILKINSON. Motion carried unanimously. Assistant officers are: Corporate Secretary Coreen Renner; Assistant Corporate Secretary Devon Garberick; Assistant Treasurer Mary Schmit; Harold Scott, Assistant Treasurer; Assistant Secretary Deborah Hathcock, Assistant Secretary Cydene Adams.

NEW BUSINESS (continued)

Moved by Director GALE the president be allowed to have as much access to the attorney as need be, and the president will determine who may contact the attorney. Seconded by Vice President LUCIUK. Motion carried unanimously.

Moved by Director CATHRO to approve the attorney be requested to prepare for inclusion in our summer mailing of updates to our governing documents, notations that identify and set out pertinent law that supercedes our governing documents. Seconded by Treasurer FORMSMA. Motion amended by Director GALE to obtain an estimate on the time this may require before hiring the attorney to do this. Seconded by Vice President LUCIUK. Amended motion carried.

WHAT'S ON YOUR MIND: See attachment.

The meeting adjourned at 11:20 a.m.

s/s Coreen Renner
Corporate Secretary

APPROVED: 3/22/06

March 22, 2006

LOT OWNERS' COMMENTS:

Jack Brownson, 812 Boeing - He believes real estate signs should be removed immediately following a sale instead of leaving them there for several days or weeks.

WHAT'S ON YOUR MIND?

Some comments from the Directors were

- * to utilize the security guard, who monitors the speed in the park, in other areas as well.
- * the institute of the new policy makes for better board members and thanks the president for this.
- * suggested returning money back to the owners who financed the Ballroom floor.
- * suggested publishing the speeders in the park in the Out-Lines and as well as other violations.
- * counted the number of pages to read and it was approximately 275 pages.

SUMMARY OF CORRESPONDENCE

Tom Power, 917 Debonair - Letter dated February 16th regarding abuse and harassment and SRP repairs in front of his home.

Don & Maureen Robertson, 403 Aztec - Letter by fax, dated February 10th, expressed support for the Board actions enforcing the bylaws.

Dave DeBarre, 407 Aztec - Letter dated February 20th with questions regarding the 55 plus age requirement, tax breaks and the 30-day rule.

Rick Marston, 308 Debonair - Letter dated February 12th regarding the construction costs of the Community Center and personnel questions. President Thiessen responded to the letter. Bob Sinclair, 810 Navion - Letter dated February 20th suggesting a checker board activity as a part of landscaping.