

**VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
MEETING
Thursday, October 19, 2006 - 9:00 a.m. - Oasis**

PRESENT:

Norm THIESSEN, President
Ron LUCIUK, Vice President
Jerry FORMSMA, Treasurer
Doug GALE, Director

Dave CATHRO, Director
Alan WILKINSON, Director
Kay HANKS, Social Board President
Mary SCHMIT, General Manager

EXCUSED: Sue WARREN, Secretary; Directors Russ MORFELD and Pauline NIELSEN

The Invocation was given by Ursula APPEL.

The president's report was distributed to the Board and is attached to the file minutes.

Manager SCHMIT'S report was distributed to the Board and is attached to file minutes. Her report also contained information on security activities over the summer months. Larry Rives, Security Chief, reported on recent thefts and new procedures that have been implemented this season.

LOT OWNER'S COMMENTS: See attachment

Moved by Director GALE and seconded by Treasurer FORMSMA to adopt the minutes of March 22, 2006. Motion carried unanimously.

TREASURER'S REPORT: Distributed to Board members and is attached to file copy.
Moved by Treasurer FORMSMA and seconded by Vice President LUCIUK to accept the Treasurer's report. Motion carried unanimously.

SUMMARY OF CORRESPONDENCE: See attachment

SOCIAL BOARD REPORT: See attachment

REPORTS:

Moved by Director WILKINSON and seconded by Vice President LUCIUK, pursuant to Article XIII, Paragraph I, Page 20 of the Declaration of Condominium and Land Use Restrictions, the Board approve lot owners or residents usage of the following lots in providing services of a professional nature for other lot owners or residents but the Board does not take any responsibility for the quality of the services provided. The lots listed are 617 Debonair, 324 Douglas, 215 Navajo, 4 Merlin, 807 Boeing, 128 Douglas, 207 Merlin, 626 Aero, 524 Aztec, 136 Douglas, 435 Navajo, 302 Navion, and 305 Boeing. Motion carried unanimously. Management will follow up with letters to the residents who have submitted forms to the Administration office notifying them of approval and requesting whether they want their name publicized on a list. The list will be on file in the Administration office.

Vice President LUCIUK reported on the status of the cable television contract. The contract expires April 10, 2007. He will be meeting with the Cable Television committee in the near future. He has asked Satellite Television Systems (the current provider) to state what services they can provide, whether they can provide high speed internet and wireless. The next contract would not be a 15-year contract. Meetings will be held with the lot owners in the near future for their input.

Manager SCHMIT reported on the status of the tennis practice wall. The City of Mesa requires a licensed Arizona contractor to install the wall. One bid was received for \$9,000. This project has been discontinued until a new proposal is received from the Tennis Club.

UNFINISHED BUSINESS:

The gavel was passed to Vice President LUCIUK for ratification of the Board Standing Committees and terms of reference.

Moved by President THIESSEN that pursuant to Article IV, Section F, Page 33, of the Bylaws, the following Board Committee's terms of reference be approved for the 2006-2007 Board year. Seconded by Treasurer FORMSMA. Motion carried unanimously. The Terms of Reference will be on file in the Administration office.

The gavel was passed back to President THIESSEN.

Moved by Director GALE and seconded by Vice President LUCIUK to approve an ad hoc Mural Committee comprised of Doug GALE, Chairperson, Jean SCRIBBICK, Mary SCHMIT, Teresa BEALLY, one member from the Social Board and three residents named by this committee, to evaluate the mural proposals received and to make a recommendation to the Board of Directors. Motion carried unanimously.

NEW BUSINESS:

Moved by Treasurer FORMSMA and seconded by Director GALE to accept with regret the resignation of Director Pauline NIELSEN from the Condominium Board of Directors. Motion carried unanimously.

Moved by Vice President LUCIUK and seconded by Treasurer FORMSMA, that pursuant to Article IV, Section 4, Page 31 of the Bylaws, Jean SCRIBBICK be named a director for the Venture Out Condo Board effective immediately and terminating on the date of the next annual meeting of the Association. Motion carried unanimously.

Moved by Director GALE and seconded by Vice President LUCIUK to appoint Director SCRIBBICK as chair to the Safety and Security committee. Motion carried unanimously.

Director Sue WARREN will not be returning to Venture Out until after Christmas due to personal circumstances. President THIESSEN will assist Director WILKINSON on the Communications team until Sue's return. Director GALE will serve as sole Board representative to the Social Board for the present time. Sue's absence as Secretary of the Association will be discussed at the next Officer's meeting whether her absence will cause any difficulties.

Moved by Director CATHRO and seconded by Vice President LUCIUK to appoint Jerry SMALL as a member of the Planning committee. Motion carried unanimously.

Moved by Treasurer FORMSMA and seconded by Director WILKINSON that management be authorized to obtain a debit card for use by the General Manager and Controller in the routine transaction of business at Venture Out, provided that the following conditions are met: (1) There is only one card obtained and that card is kept in a safe location in the office. (2) There are established limits for daily purchases and cash withdrawals. (3) There is a procedure in place to document the pre-authorized use of the card, similar to a purchase order system, that will document the request for funds in advance of the actual use of the card. (4) Receipts are required to be presented after the fact to document expenditures on the card, and these receipts are promptly reconciled to the bank's transaction records. (5) The debit card in no way is being used to circumvent any of the other cash controls already in place at Venture Out. Motion carried unanimously.

The gavel was passed to Vice President LUCIUK.

Moved by President THIESSEN and seconded by Director GALE that the matter of summer weed control and palm tree skinning become a part of the agenda of the November 9, 2006 Condo Board work session so the Board may obtain resident input into this issue. Motion carried unanimously.

The gavel was passed back to President THIESSEN.

Moved by Vice President LUCIUK and seconded by Director CATHRO to instruct the Administration office to not collect the \$25 Third Party Agreement fee until such time as the Board has had the opportunity to conduct a thorough review of the full implications of the fee. It is further moved that fees already collected in this regard, be retained until such time as the Board has completed its review of the matter. Motion carried unanimously.

Moved by Treasurer FORMSMA and seconded by Director CATHRO that Director WILKINSON, Vice President LUCIUK, Manager SCHMIT and Controller NIEMYSKI, form an ad hoc committee to review the \$25 Third Party Agreement fee and to make a recommendation to the Board no later than the November 16th regular Board meeting. Motion carried unanimously.

The gavel was passed to Vice President LUCIUK.

Moved by President THIESSEN and seconded by Treasurer FORMSMA that an ad hoc committee comprised of Directors GALE and MORFELD, Architectural Inspector Ron TAYLOR and Maintenance Assistant Leo FANELLI be formed to meet with lot owners who have experienced flood damage as a result of the unusually high precipitation that has occurred during the past two summer seasons. This committee will report to the Board and make recommendations which might alleviate the drainage problems. Motion carried unanimously.

The gavel was passed back to President THIESSEN.

Moved by Director WILKINSON and seconded by Director CATHRO to name Ron CHATHAM as co-editor of the VO Voices. Motion carried.

“What’s on Your Mind” -

See attachment

The meeting adjourned at 11:20 a.m.

s/s Coreen Renner, Corporate Secretary

APPROVED: 11-2-06

October 19, 2006

LOT OWNER'S COMMENTS:

Ralph Bausch, 324 Navajo – He is concerned about underage children playing pool in the Poolroom this past summer. He asked for signs posted immediately allowing children to play pool from age 14 years and older and be accompanied by a resident. Other parks do not allow anyone under the age of 18 to play pool.

Pat Laurita, 719 Douglas – She requested the children's pool hours not be changed during Christmas and spring break.

Trudy Wilkinson, 110 Boeing – She asked about the procedure to follow for residents not displaying the new badge decal. Manager Schmit responded the residents do not have to police other residents. The Activity office sends residents to Administration for their decals. President Thiessen said the clubs can remind members to check in at the Administration office for their badge decal.

Vonna Ketcham, 906 Aztec – She is concerned about the overgrowth of shrubs and trees at the 900 block of Aztec. This could be a fire hazard. Manager Schmit said they are scheduled for trimming this week.

Gil Dow, 105 Aztec – He asked about moving the Board meeting to a larger facility. President Thiessen said this would be taken under advisement.

Kathy Spandl, 610 Merlin – She warned residents of fox in the park. Pets could be in danger.

Carol Perkinson, 435 Navajo – Regarding the professional services provided in the park, she asked how the authorization came about and what if a person does not want to be publicized. She asked not to be published. The Board does not guarantee these services.

WHAT'S ON YOUR MIND?

The directors commented on the improvements to the Community Center over the summer months, the furnishings, the park in general. The park is a "Jewel in the Valley." We need to be proud of what we have.

We need to look at weed control so residents will not be unhappy about this.

A tennis tournament will be held this next week and asked the residents to come out and support the activity. Director Dave Cathro is serving as chairman of the event.

If residents are not happy with the CC&Rs (governing documents), they can be changed. The system works quite well. We need to proceed in the proper manner, not underhanded or by lawsuits.

Major issues have been resolved in advancing our facilities. We need to get our priorities in the right order. We are diverted by legal cases and storms, but must not lose sight of forward progress in the park.