

**VENTURE OUT AT MESA, INC.  
CONDOMINIUM BOARD OF DIRECTORS'  
MEETING  
Thursday, November 16, 2006 - 9:00 a.m. - Oasis**

PRESENT:

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

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

PRESENT BY TELEPHONE: Sue WARREN, Secretary

EXCUSED: Jean SCRIBBICK, Director

The Invocation was given by Loretta BAUGHMAN.

PRESIDENT THIESSEN'S REPORT: See attachment. He gave special recognition to Clancy and Mary STOUFFER for their service to Venture Out.

Manager SCHMIT'S report was distributed to the Board and is attached to file minutes.

LOT OWNER'S COMMENTS: See attachment

**Moved by Treasurer FORMSMA and seconded by Director WILKINSON to adopt the minutes of November 2, 2006. Moved by Director CATHRO and seconded by Vice President LUCIUK to approve the minutes as corrected. Motion carried.** Correction in the paragraph on Canadian-owned property to read, "The Lessor and Lessees of Canadian-owned property are urged to consult with their tax advisors with respect to their obligations." Correction to the paragraph on the Otis Elevator maintenance contract. Change motion sentence to read, "The contract may be adjusted annually and increased or decreased based on the cost of labor and materials."

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: (The reports have been distributed to Board members and are attached to the file minutes.)

**Moved by Treasurer FORMSMA and seconded by Director GALE to accept the Infrastructure report as presented. Motion carried unanimously.**

REPORTS: (continued)

**Moved by Director GALE and seconded by Secretary WARREN to accept the Manufactured Home report as submitted by Planning Committee Member Jerry SMALL. Motion carried unanimously. (Jerry's notes are attached to the file minutes.)**

**Moved by Director GALE and seconded by Director MORFELD to accept the preliminary Mural report as presented. Motion carried. This will be discussed at the next work session on November 30<sup>th</sup>.**

**Moved by Director GALE and seconded by Director WILKINSON the General Manager be instructed to review the Flood Damage report and work with the Maintenance manager to provide the Board the following items: a) Cost to have an engineer provide elevation diagrams for area between 244 Navajo and 408 Aero and the southwest retention basin, b) Develop and execute a plan to address the issues outlined in section "Current Understanding/Observations of this report. c) Develop, document, schedule and execute a maintenance procedure that clears debris from the drainage system on a regular basis. d) Develop a maintenance procedure for action required during major storms. e) Develop a procedure to ensure lot owners are contacted directly when major flood damage occurs. Motion carried unanimously. This report will not be released until the accuracy of the information has been determined.**

**Moved by Director WILKINSON and seconded by Treasurer FORMSMA to approve the Financial Statements of Venture Out at Mesa, Inc. for the year ended June 30, 2006. Motion carried unanimously.**

**Moved by Director WILKINSON and seconded by Treasurer FORMSMA to accept the independent auditor's report dated September 20, 2006 of the Financial Statements of Venture Out at Mesa, Inc. for the year ended June 30, 2006. Motion carried unanimously.**

**Moved by Director CATHRO and seconded by Director WILKINSON to name Zobel and Hall, P.C., Certified Public Accountants, be recommended as the Association's auditors for the year ended June 30, 2007 at the first meeting of the new Board in February 2007. Motion carried unanimously.**

**Moved by Treasurer FORMSMA and seconded by Vice President LUCIUK to appoint Directors CATHRO and WILKINSON as members of the Audit Committee for the coming year. Motion carried unanimously.**

**Moved by Director CATHRO and seconded by Director MORFELD to accept the minor changes to the Terms of Reference of the Audit Committee. Motion carried unanimously.**

UNFINISHED BUSINESS:

**Moved by Vice President LUCIUK and seconded by Treasurer FORMSMA to remove the tabled motion of November 2<sup>nd</sup>, to consider a perpetual plaque of past members of the Association's Board of Directors. Motion carried unanimously.**

**The tabled motion made by President THIESSEN and seconded by Director CATHRO at the November 2<sup>nd</sup> Board meeting to purchase a plaque to display the names of all past Board members who served on the Condominium Board of Directors was defeated.**

**Moved by Director GALE and seconded by Treasurer FORMSMA to place in an appropriate file a list of all the members of the Condominium Board of Directors and each year they served. Motion carried unanimously.**

Gavel was passed to Vice President LUCIUK.

**Moved by President THIESSEN and seconded by Director CATHRO to remove the motion from the table the motion of November 2<sup>nd</sup> to approve in principle the Transmittal requests of the Tennis Club, Memorial Committee, Paddle Tennis/Pickle Ball and the Pet Association. Motion carried.**

**Moved by President THIESSEN and seconded by Treasurer FORMSMA to amend the original motion to replace with "The following project requests be received by the Board and forwarded to the Planning Committee for its recommendation" with the "Board provide approval in principle to the following projects and that the projects receive the Board's approval in principle and forward to the Planning Committee for its recommendation. Motion carried.**

**Moved by President THIESSEN and seconded by Director MORFELD that each of the four projects listed in the original motion be treated separately in accordance with the amended wording. Motion carried.**

**Moved by President THIESSEN and seconded by Director WILKINSON to approve in principle the purchase and placement of a Rubbermaid storage shed in the pet walk area for the Pet Owner's Association at a cost of \$279.19 to be paid by the Social Board. Motion carried.**

**Moved by President THIESSEN and seconded by Treasurer FORMSMA to approve in principle the erection of a sun shade/shelter on the veranda between the Paddle Tennis/Pickle Ball courts with the anticipated costs of \$4,100 being borne by the Social Board, Condo Board and the club. The final decisions on costs will be determined after the Planning Committee's recommendation has been received but before the Board's final decision on the matter. Seven "For", One "Against". Motion carried.**

**Moved by President THIESSEN and seconded by Director CATHRO to approve in principle the erection of a shade canopy in the area between tennis courts one and two and three and four at a cost of \$350 to be paid by the Social Board. Motion carried unanimously.**

**Moved by President THIESSEN and seconded by Director CATHRO to approve in principle the erection of a memorial wall and fountain near the Sonora Café to honor deceased residents with the costs being borne by the Social Board. Motion failed.**

**Moved by President THIESSEN and seconded by Director CATHRO to approve in principle the purchase of a shed for the Hiking Club to replace the shed destroyed by the summer monsoon storm at a cost of \$592.11 to be paid by the Social Board. Motion carried.**

**Moved by President THIESSEN and seconded by Director CATHRO to ask the Governing Documents Committee to review Article XIII, Paragraph I of the Declaration of Condominium and Land Use Restrictions, pertaining to residents intending to use a portion of their Lot for the purpose of providing professional services to the residents with a view to recommending changes that will more accurately reflect the needs of the park and be more acceptable to all residents of Venture Out. Motion carried unanimously.**

The gavel was passed to President THIESSEN.

**NEW BUSINESS:**

**Moved by Vice President LUCIUK and seconded by Director GALE to change the date of the Town Hall meeting, originally scheduled for December 12, 2006, changed to January 24, 2007. Motion carried unanimously.**

The gavel was passed to Vice President LUCIUK.

**Moved by President THIESSEN and seconded by Director GALE to request the Planning Committee review all options that may be available for the relocation of the Activity Office from its present location to a location more convenient for the users of the Community Center and to report its findings to the Board at the December 7<sup>th</sup> regular meeting of the Board. Motion carried unanimously.**

The gavel was passed to President THIESSEN.

**Moved by Vice President LUCIUK and seconded by Director GALE that 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 being approved are Norman Fenske, 132 Douglas and Wanda Agne, 122 Navajo. Motion carried unanimously.**

NEW BUSINESS: (continued)

**Moved by Director CATHRO and seconded by Director WILKINSON to refer the question of whether Venture Out, a 55+ retirement community, can exercise any control over residents who are not yet retired and live in the park to the Association attorney for a legal opinion. Motion carried unanimously.** (This is an exploratory issue only.) Manager SCHMIT stated she believes this would come under the Federal Fair Housing Act. She will contact Attorney Freeman on the issue.

“What’s on Your Mind” -

See attachment

The meeting adjourned at 11:15 a.m.

s/s Coreen Renner, Corporate Secretary

APPROVED: 12-7-06

November 16, 2006

#### LOT OWNER'S COMMENTS:

Jeri Robbins, 322 Aztec – She mentioned a problem in seeing oncoming traffic at the 200–300 block of Aztec because of trees and bushes. These do not extend beyond the property line but do cause a vision problem. Manager Schmit will look into the situation.

JoAnn Lawton, 303 Merlin – She inquired about the \$25 Third Party Agreement fee. This fee does not apply to guests of an owner or renter, but only if the unit is rented.

Dan Fay, 844 Navajo – He asked about the pool hours and said there is no time for adults. Manager Schmit explained the children's pool hours are only during Christmas and spring break.

Betty West, 730 Douglas – She mentioned the letter sent pertaining to weeds requesting trimming be done in 15 days. She asked that anything used to prevent weeds not be harmful to fruit trees.

#### SUMMARY OF CORRESPONDENCE:

Letter from Mary Lou Sheffield, 811 Aztec – She asked for a moratorium on permanent signs installed by individual clubs.

#### WHAT'S ON YOUR MIND?

A director thanked the staff for the dedication shown, such as an employee coming in for meetings while on vacation.

A director thanked the president for the work and effort on the plaque honoring past Condo Boards and added there is still hope for VO in that a developer offered Briney Breezes (in Florida) one million dollars per lot. All VO needs is the water!

A director commented on badges and the Town Hall meeting on November 28<sup>th</sup>, which will bring the residents up-to-date on the cable television issue. He hopes for a good attendance.

A director thanked the Ball Association and Handymen for their work on the batting cage. He commented on the change in the Post Office hours. (These hours are set by the Post Office and not by Venture Out.)

A director believes more discussion is needed before seeking legal opinions.

Thanks were given to the president and staff for keeping her informed. She is looking forward to their return to the park. She congratulated Russ and Char on their 49<sup>th</sup> wedding anniversary.