

**VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
AMENDED MEETING MINUTES
Thursday, December 7, 2006 - 9:00 a.m. - Oasis**

PRESENT:

Norm THIESSEN, President	Dave CATHRO, Director
Ron LUCIUK, Vice President	Alan WILKINSON, Director
Jerry FORMSMA, Treasurer	Jean SCRIBBICK, Director
Russ MORFELD, Director	Kay HANKS, Social Board President
Doug GALE, Director	Mary SCHMIT, General Manager

EXCUSED: Sue WARREN, Secretary

The Invocation was given by Don HINES.

The president's report is attached to the minutes.

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

LOT OWNER'S COMMENTS: See attachment

Moved by Director MORFELD and seconded by Director GALE to adopt the Minutes of November 16, 2006. Motion carried unanimously.

TREASURER'S REPORT: Distributed to Board members and is attached to file copy.

Moved by Treasurer FORMSMA and seconded by Director MORFELD to accept the Treasurer's report. Motion carried unanimously. There was discussion on a Reserve Fund report and a Brick Fund report. These will be presented at the January 11, 2007 Board meeting.

SUMMARY OF CORRESPONDENCE: See attachment

SOCIAL BOARD REPORT: See attachment

REPORTS:

Memorial Committee report was presented by Clancy STOUFFER, 308 Aero. Pending approval from the Social Board, the memorial plaques will be placed inside the Community Center along with names established in a permanent ledger. The Memorial Committee has contributed in various ways to the park.

Cable Television Update – Vice President Ron LUCIUK reported on the Town Hall meeting results and the survey. "The common good of the park is greater than individual desires." Several cable companies and other RV parks have been contacted. Another survey will be forthcoming in the Out-Lines January 5th. More meetings are planned.

REPORTS: (continued)

Architectural Review Committee – Director Russ MORFELD. His report was distributed and is attached to the file minutes. A list of recommendations and definitions was provided. He will meet with the Governing Documents committee on how “rebuilt” will be permitted.

(Corrected at Board meeting 1-11-07)

Activity Office Location Report – Dennis FAHEY, Vice Chair of the Planning Committee. Under the direction of the Condo Board the Planning Committee was requested to study various options for re-locating the Activity Office. Several residents believe the Baja Bistro room would be used more if the Activity Office was located in the Community Center. The consensus of the committee is to complete the pod as the infrastructure is already in place in this area. President THIESSEN thanked the Planning Committee for their work. This will be discussed further at the January 24th Town Hall meeting.

Community Center Mural Committee – Director Doug GALE reported on a work session held in the Lobby of the Community Center. Two in-park artists presented their respective concept for a mural to the committee and the residents who were present. A survey was conducted in the Out-Lines with 85% of those responding to date requesting the wall be left as it is. One more committee meeting will be held.

Infrastructure Report – Treasurer Jerry FORMSMA. His report was distributed to the Board and is attached to the file minutes. There was discussion on the location of pedestals in the park.

Nominating Committee – Chair Earl HERRING reported there are some strong candidates for the Condo Board election but they would like to have more. He asked that anyone present who is interested in serving to please contact the committee of Art BOWMAN, Del STURHAN, Ron CHATHAM, Bill WEISS and himself.

UNFINISHED BUSINESS:

Manager SCHMIT reported on recommendations for storm drainage in the park. The report was distributed to the Board and is attached to the file minutes.

Moved by Director GALE and seconded by Director SCRIBBICK to accept the recommendations of Manager SCHMIT’S report. Motion amended by Director CATHRO and seconded by Director GALE to remove Item 3 from the report dealing with palm tree skinning and treat this as a separate issue. Motion carried unanimously. The recommendations will be completed by management and discussed further at budget meetings.

Moved by Director MORFELD and seconded by Director SCRIBBICK to approve the recommendation of Manager SCHMIT’S report on weed control. Motion carried unanimously. The report is attached to the file minutes. Lot owners are to continue maintaining their own property.

UNFINISHED BUSINESS (continued)

Manager SCHMIT reported on skinning the palm trees in the park.

Moved by Director SCRIBBICK and seconded by Director MORFELD to approve the recommendations of Manager SCHMIT'S report on palm tree skinning. Moved by Director WILKINSON and seconded by Director GALE to table this motion until further discussion. Four "FOR", three "OPPOSED". Motion carried.

Moved by Vice President LUCIUK and seconded by Director MORFELD to approve Manager SCHMIT'S recommendation for children's pool hours during Christmas and spring break as follows: Beginning December 23rd and ending January 2nd at the East pool, 11:00 a.m. to 2:30 p.m.; at the West pool 3:30 p.m. to 7:00 p.m. A time period will be announced for spring break. Four "FOR", three "OPPOSED". Motion carried.

Referring to the Finance Committee Report sent to the Directors, it was moved by Director WILKINSON and seconded by Treasurer FORMSMA to approve the action taken by the Finance Committee to enter into a contract with Association Reserves Arizona, LLC, for a Full Reserve Study (Single Year Engagement), in accordance with their bid dated September 29, 2006 for a price of \$10,000. Motion carried unanimously.

(Corrected at Board meeting 1-11-07)

Moved by Vice President LUCIUK and seconded by Director SCRIBBICK that pursuant to Article XIII, Section J. of the Declaration, the Board approve Eloise KOPP, 316 Navajo, the use of her lot to provide professional services to lot owners. Motion carried unanimously.

Moved by Director MORFELD and seconded by Director CATHRO to approve the transmittal requests for the Hiking Club and Pet Association for sheds but they must be of metal construction with the funding for the sheds approved by the Social Board. Motion carried unanimously. The Paddle Tennis/Pickle Ball transmittal request is being reviewed for funding.

NEW BUSINESS:

Moved by Vice President LUCIUK and seconded by Director CATHRO to approve the request of Suzanne ANDERSON, a disabled person of age 48, to reside at 650 Aero for the duration of her present disability while under the age of 55 in that 1) the Fair Housing Act (FHA) requires Venture Out to make reasonable accommodations in rules, policies, practices or services when such accommodations may be necessary to afford such person (with a disability) equal opportunity to use and enjoy a dwelling; 2) Suzanne ANDERSON has a disability for the purpose of the FHA in that she has a physical impairment that substantially limits one or more of her major life activities; 3) Suzanne ANDERSON residing in Venture Out will not fundamentally alter the nature of the community; 4) and she is on a full disability pension and requires assistance from her parents, James and Mary ANDERSON, who reside at 614 Merlin. Six "FOR", one "ABSTAINED". Motion carried. President THIESSEN stated that after four closed meetings had been held and legal opinion was received, it was determined that Ms ANDERSON fell under the provision of the Federal Fair Housing Act respecting disabled persons.

NEW BUSINESS (continued)

Moved by Director CATHRO and seconded by Vice President LUCIUK to propose a change to the Declaration, Article XIII, Paragraph I, Page 20, be placed on the 2007 ballot with the following: "All Lots in the Condominium are intended for residential and recreational uses. No business activity may be conducted by any Lot Owner on the Condominium Property which detracts from the residential character of the Condominium Property through access of traffic into, or within the Condominium Property for such business activity. Any person conducting a business activity from a Lot may not erect or display signs or any other form of advertising on such Lot or within the Condominium Property, except as approved by the Board of Directors." Motion carried unanimously.

Moved by Director CATHRO and seconded by Vice President LUCIUK to propose a change to Article X, Paragraph G, Page 14 of the Declaration be placed on the 2007 ballot changing the capital spending limit amount from sixty-thousand dollars (\$60,000) to ninety thousand dollars (\$90,000). Motion carried unanimously.

Moved by Director CATHRO and seconded by Director WILKINSON to place on the 2007 ballot deleting the third sentence of Article VII, Paragraph A of the Declaration and replace it with the following: "This Declaration may be amended by the affirmative vote of not less than sixty percent (60%) of the votes cast by the Lot Owners voting in person or by Absentee Ballot with regard to such amendment." Motion carried unanimously.

Referring to the report to the Board of Directors on Election procedures and related matters dated November 30, 2006, it was moved by Director WILKINSON and seconded by to Director CATHRO that the counting of the advance ballots begin early enough on the day of the election so as to ensure that the counting of advance ballots is completed by 12:00 noon on the day of the election and that the President meet with the Election Chairperson to arrange the necessary procedures to facilitate this change. Motion carried unanimously. It was suggested counting the ballots could begin as early as 8:00 a.m. on the day of the election. (Motion corrected at Board Meeting 1-11-07)

Moved by Director WILKINSON and seconded by Director CATHRO that the President, in consultation with the Election Chairperson, give consideration to significantly reducing the time of the voting recess at the Annual Meeting. Motion carried unanimously.

Moved by Director WILKINSON and seconded by Director GALE that Rules and Regulations, Section II, Paragraph 5, relating to Recounts, be referred to the Governing Documents committee for consideration and potential action. Motion carried unanimously.

NEW BUSINESS (continued)

Gavel was passed to Vice President LUCIUK.

Moved by President THIESSEN and seconded by Treasurer FORMSMA to amend the second sentence of Section II, Paragraph 6, c of the Rules and Regulations be changed to read, "A ten dollar (\$10.00) per badge deposit, plus tax, fully refundable, upon the return of the badge, is required. Motion carried unanimously.

Moved by President THIESSEN and seconded by Director MORFELD to accept the policy of the Rules and Regulations, Section II, Paragraph 6, c, as reads, "After the filing of the Owner's initial twenty-five dollar (\$25.00) Third Party Rental Agreement, the Owner be assessed an additional ten dollar (\$10.00) fee for each subsequent rental agreement filed with the Administration Office during the Board's fiscal year as a means to recovering the association administrative costs. Motion carried.

(Motion corrected at Board meeting 1-11-07)

Gavel was passed to President THIESSEN.

Moved by Vice President LUCIUK and seconded by Treasurer FORMSMA to appoint Lot Owners Bob BROWNRIDGE and Gail HARTMAN to the Communications Technology committee effective immediately. Motion carried unanimously.

"What's on Your Mind" -

See attachment

The meeting adjourned at 11:50 a.m.

s/s Coreen Renner, Corporate Secretary

CORRECTIONS NOTED &
APPROVED: 1-11-07

December 7, 2006

LOT OWNER'S COMMENTS:

Stanley Volkens, 113 Merlin – He is concerned about a pedestal in the front of a unit at 102 Merlin, VO water system and desert landscaping. He believes the park should be desert landscaping to conserve water.

Glenn Schindlebeck, 702 Debonair – He asked about the issue of a spouse passing away and the remaining spouse under the age of 55 not being able to remain in the park. His wife is 10 years younger than he.

Frank Taggert, 608 Aero – He is concerned about the “Golden Corridor” and does not support it. He does think some remodeling can be done such as a new guardhouse. He believes the Security Chief does not need to be located in the guardhouse. He would like to see water separation and the RV area improved, also street repair and drainage. President Thiessen said this would be addressed at a Town Hall meeting January 24th.

Vonna Ketcham, 906 Aztec – She suggested the Poolroom move into the Activity Office and the Activity Office move into the Poolroom.

Curt Homberger, 312 Aero – He said there is drainage from storms going under his deck and asked that maintenance clean this area of palm fronds.

CORRESPONDENCE:

The Board has received two letters from Bob Sinclair, 810 Navion.

WHAT'S ON YOUR MIND?

A director is concerned that we are seeking legal advice too often and need to use our own judgment on issues and do our own writing. Another director stated our attorney has pointed out some errors. He thanked the audio/visual volunteers for their work setting up for the Board meetings and he asked about the administrative handbook, whether to put it on a future agenda regarding Board policies.

A director mentioned street lighting. A plan was formed a few years ago. Now that SRP is in the park working, this would be a good time to address street lighting.

A director stated the Board is working for the common good. Any decision about cable television will not be welcomed unanimously. The Board and committees are consulting with the owners and ask the residents to work with the Board.

A director expressed looking closely at the water separation study. It will affect the pocketbook. A director is impressed how hard the Board is working and she wished everyone happy holidays. A director wished everyone traveling a safe trip.