

**VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
MEETING
Thursday, January 11, 2007- 9:00 a.m. - Oasis**

PRESENT:

Norm THIESSEN, President
Ron LUCIUK, Vice President
Jerry FORMSMA, Treasurer
Sue WARREN, Secretary
Russ MORFELD, Director

Doug GALE, Director
Dave CATHRO, Director
Alan WILKINSON, Director
Jean SCRIBBICK, Director
Kay HANKS, Social Board President
Mary SCHMIT, General Manager

The Invocation was given by Al BRUNNER.

PRESIDENT'S REPORT: See attachment.

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

LOT OWNER'S COMMENTS: See attachment

Moved by Vice President LUCIUK and seconded by Director GALE to adopt the minutes of December 7, 2006. Moved by Treasurer FORMSMA and seconded by Director GALE to accept the amendments to the minutes. Moved by Director MORFELD and seconded by Director SCRIBBICK to accept the minutes as amended.

Motion carried. The amended minutes will be re-distributed.

TREASURER'S REPORT: Distributed to Board members and is attached to file copy. **Moved by Treasurer FORMSMA and seconded by Director CATHRO that the remaining balance of \$1,814.98 in the Brick Fund be transferred to the Social Club and all future funds from brick sales be deposited with the Social Club, which will purchase any additional FF& E items for the Community Center. Motion carried unanimously.** The Brick Fund Financial Summary will be posted in the Post Office and is attached to the file minutes.

SUMMARY OF CORRESPONDENCE: See attachment

SOCIAL BOARD REPORT: See attachment

REPORTS:

Vice President LUCIUK, chair of the Communications Technology committee, reported on Cable television. A summary of his comments are attached to the minutes.

Director GALE, chair of the Mural committee, distributed his report which is attached to the file minutes. It was the consensus of the residents surveyed to keep the Lobby wall the way it is now.

REPORTS: (continued)

Chair Earl HERRING of the Nominating Committee reported four candidates are on the ballot for Director to the Condo Board. They are Marlice FENSKE, Gary ROBBINS, David DeBARRE and Raymond DUVAL.

Moved by Director GALE and seconded by Director CATHRO to accept the Nominating Committee's report. Motion carried unanimously.

A presentation about the medifile medical alert system was given by Sharon BIBERDORF.

She asked for help and approval from the Condo Board and the Administration office to distribute these medifiles. These should be placed on the residents' refrigerators.

President

THIESSEN stated a motion will be ready for the January 25th Board meeting. Manager SCHMIT stated these have been handed out in the Administration office.

UNFINISHED BUSINESS:

The gavel was passed to Vice President LUCIUK.

Moved by President THIESSEN and seconded by Director CATHRO to remove the tabled motion from the December 7th Board meeting that reads, "Moved by Director SCRIBBICK and seconded by Director MORFELD to approve the recommendations of

Manager SCHMIT'S report on palm tree skinning. Motion carried.

With the permission of Director SCRIBBICK and Director MORFELD the above motion Was withdrawn.

Moved by President THIESSEN and seconded by Director GALE that the care of all of the existing, tall Mexican fan palm trees (approximately 2,875 trees), effective January 12, 2007, be declared a Common Expense of the Association. This motion specifically excludes all other trees located on residential lots within the park, including but not limited to, pineapple palm trees, cacti trees and various fruit and/or ornamental trees or shrubs. Five "FOR", two "ABSTAINED", one "OPPOSED" (Director WILKINSON). Motion carried.

The gavel was passed back to President THIESSEN.

Moved by Vice President LUCIUK and seconded by Director SCRIBBICK to contribute an amount of \$2,050 to the Venture Out Social Club, Inc. for purchase and installation of the paddle tennis shade structure. Motion carried unanimously.

NEW BUSINESS:

Moved by Director CATHRO and seconded by Treasurer FORMSMA to approve the seven technical changes to the Declaration and Bylaws be placed on the ballot of the Annual meeting held on February 14, 2007. (These changes will bring our documents into conformity with Arizona legislation.) Motion carried unanimously. These changes have been distributed to the Board and are attached to the file minutes.

NEW BUSINESS (continued)

Moved by Vice President LUCIUK and seconded by Director CATHRO to propose to place on the ballot of the Annual meeting to change Declaration, Article X (B), to read “The Association shall levy and collect a monthly Assessment against each Lot in an amount equal to the total amount of Common Expenses, including fees and costs for any television service set forth in the budget, divided by the total number of Lots in the Condominium Property” and Article X (C) to read, “Effective upon expiration of the current cable television contract, any fees and costs payable by the Association for Cable Television service shall be assessed equally to all Lot Owners in the Condominium Property.” Motion carried unanimously.

Moved by Director CATHRO and seconded by Vice President LUCIUK to propose placing on the ballot of the Annual meeting to change Declaration, Article I (U), the definition of “Park Model” replace the words, “factory assembled portable unit mounted on a chassis and wheels” with “portable dwelling unit” and then add after “in total floor area” “with plumbing heating or electrical systems that will not operate without being connected to outside utilities.” Motion carried unanimously.

Moved by Director CATHRO and seconded by Secretary WARREN the Board approve the circulated comments be considered for inclusion in a letter from the Board president that will be included with the ballot for the Annual Meeting. Motion carried unanimously.

Moved by Director CATHRO and seconded by Director WILKINSON the president be given the authority, in consultation with the Chair of the Governing Documents committee, to review and approve the final content of the ballot presentation provided there are no substantive changes to what the Board has approved. Motion carried unanimously.

Moved by Director CATHRO and seconded by Director MORFELD to delete the fourth sentence of the Rules and Regulations, Section II (6) (C) and replace it with the following two sentences: “A twenty-five dollar (\$25.00) fee is payable for registering the first such agreement in a fiscal year. After collection of the initial twenty-five dollar (\$25.00) fee, a ten dollar (\$10.00) fee will be charged for all subsequent agreements in the fiscal year.” Motion carried unanimously.

Moved by Director CATHRO and seconded by Director GALE to delete Rules and Regulations, Section II (5)(a) and (b) and replace with the following, “1) Any apparently unsuccessful candidate standing for election may request a recount if the vote count for that candidate is more than 98% of the vote count for any apparently successful

NEW BUSINESS (continued)

candidate. 2) If an election involving candidates results in a tie, a recount shall be made and if there is still a tie, then the outcome of the election will be determined by flipping a coin or coins. 3) If the number of affirmative votes counted for a ballot proposition is within twenty (20) of the number of affirmative votes required to pass it, a recount shall be made as soon as convenient to the Election Committee but not later than forty-eight (48) hours after the conclusion of the meeting. (b) 1) the election chairman will announce the names and vote tally for each of the newly elected directors. Vote totals will be provided to the Board of Directors and to the candidates. This information will be recorded in the minutes of the meeting and will not otherwise be published. 2) The Election Chairman will announce the vote tally on each proposition which appeared on the ballot. 3) The ballots of an election shall not be destroyed until after the first regularly scheduled meeting of the Board of Directors after fifteen (15) days following that election.” Motion carried unanimously.

Moved by Director CATHRO and seconded by Vice President LUCIUK to delete Rules and Regulations, Section III (11) pertaining to roof pitches. Motion carried unanimously.

Moved by Director CATHRO and seconded by Director MORFELD to change Rules and Regulations, Section IV (12) to read, “Installation of any toilet in a patio enclosure or storage building must be connected to sewer only on the Lot Owner’s sewer line. It may not be connected to any adjoining Lot.” Motion carried unanimously.

Moved by Director CATHRO and seconded by Treasurer FORMSMA to delete in Rules and Regulations, Section VI (7)(h), the words, “Effective October 1, 2001” Motion carried.

The gavel was passed to Vice President LUCIUK.

Moved by President THIESSEN and seconded by Director CATHRO the Governing Documents committee be requested to formulate wording to amend Section VI of the Rules and Regulations to make it permissible for an Owner and the Renter of the Owner’s property to strike an agreement whereby either the Owner or the Renter, but not both, could rent one RV storage space, if such space is available. Motion carried unanimously.

Moved by President THIESSEN and seconded by Director SCRIBBICK to forward the transmittal proposal from the Stained Glass and Woodcarvers club to the Planning Committee, without the Board’s approval in principle, until such time as the Board receives the Planning Committee’s assessment of the full implications of the proposal. Motion carried unanimously.

NEW BUSINESS: (continued)

The gavel was passed back to President THIESSEN.

Moved by Director MORFELD and seconded by Director CATHRO to approve the owners, Mike and Kathy YEOMANS, 406 Aero, to raise the perimeter wall bordering their property at their own cost in accordance with plans agreed with the Architectural committee. Motion amended by Director GALE and seconded by Treasurer FORMSMA to approve raising the perimeter wall bordering 406 Aero at the cost of the Association . Seven "FOR", one "ABSTAINED" on the amendment. Amended motion passed. Original motion as amended passed unanimously.

"What's on Your Mind?"

See attachment

The meeting adjourned at 11:45 a.m.

Coreen Renner, Corporate Secretary

APPROVED: 1-25-07

January 11, 2007

LOT OWNER'S COMMENTS:

Don Garries, 816 Debonair – He asked about the year around residents paying more than those staying a shorter length of time. He also suggested closing the satellite bathhouses, selling them and putting in park models if there is room for them. He asked the Board to look into this.

Bill Murphy, 43 Aero – He mentioned the seminar held with Arizona Registrar of Contractors and asked residents to contact them if a problem with a contractor's work performance. He asked about the warranty on the Community Center, a strong odor by the Center, cracks in the pillar by the Post Office, a separation on walkway at roof area near beam, silver lines installed around the curb. He said the Board is doing a tremendous job. Manager Schmit responded to his comments and told how each is being handled.

Steve Ollestad, 908 Boeing – He read a letter from Ted Clark who is opposed to cable television for all owners.

Winfield Scott, 302 Merlin – He spoke about the survey taken re cable television. He feels it represents the year around residents, only 20% of the total owners. He does not think you can legally force cable on owners. Let people have a choice.

Jean Bowman, 313 Boeing – She agrees that nothing should be done on the cable TV for one year. She has high definition television and believes more residents will want this in the future. The whole concept will be changing in the next few years. She believes a five-year contract is

foolish.

Don Wiesel, 303 Douglas- He contacted STS personally. He does not think 100 % should be an issue with this. He does not believe a contract should be signed for even a year. He believes it would be smart to negotiate. He thinks it should be a private individual issue. Those that want it should pay for it.

Garnette Peterson, 826 Douglas – She asked about guest parking and length of time permitted. Manager Schmit answered her questions.

Carol Perkinson, 435 Navajo – She asked about the law suit and judgment, if it applies to only these persons and property. President Thiessen responded to her question.

Ed Konruff, 15 Navajo – He is against having cable and wants to know the cost. He is here three months of the year.

SUMMARY OF CORRESPONDENCE:

President Thiessen reported receiving correspondence from the following:

Tony Gobbett, 133 Navajo – re cable television

Ray Rediske, 44 Aero – re infrastructure issues

Pete Trepanier, 408 Aero – re Veranda

Ann Rogerson, 725 Navajo – re request residence for caregiver

Frank & Shirley Sells, 502 Navajo – re request for need of grandchildren visiting

Frank Taggert, 608 Aero – re park issues

SUMMARY OF WHAT'S ON YOUR MIND?

The Board gave recognition to Dave Cathro for his work on the ballot propositions and to Cy Cathro

for typing them. The Communication Technology committee members were thanked for their presence at the meeting. Sue Warren was welcomed back and she appreciated being kept informed during her absence. It was noted the Flood Damage report was not on the agenda.

President Thiessen stated it is not falling through the cracks. Another report will be forthcoming.

A

director wished everyone a Happy New Year and to be thankful for all that we have and thank our volunteers for their work. A director wished everyone a good day.

SUMMARY OF THE CABLE TELEVISION REPORT

Given by Vice President Ron Luciuk

January 11, 2007

The committee has met many times and will be meeting many more times in the near future.

We have met to finalize the article for the Out-Lines and also talked about the Declaration and proposed changes to the Declaration.

We have met with Qwest in particular, Jeff Chamberlain, who is the business development specialist in their community development department. We also met with Elizabeth Pawn who will be our residential account manager if Qwest moves into the park. Qwest at this time

is researching answers to some of our questions.

STS (the current owner of our cable line) and Qwest are having discussions. We said to STS earlier that we are looking into options, and STS responded that they are looking

at options as well. Qwest is interested in buying the cable line in the park.

Cox has also expressed a verbal interest but direct dialogue has not been started with STS. Cox, Qwest and STS are talking about who could provide the services. STS will have to lease or sell the cable line to them.

The committee met on January 9th. We reviewed the meeting with Qwest to determine exactly what we heard and what we did not hear. We again discussed the changes to the Declaration.

We have a third party involved in our channel selection with Direct TV. Direct TV provides the signal, Forcom chooses the channels, STS is the service provider on the contract. Should we go to 100%, then Forcom will be out of the picture because then we will be dealing with Direct TV.

When you move into a condo development, you give up certain things. The common good is the majority of owners saying what they want. Qwest will not talk to us unless we have 100% participation. For \$20.66 Qwest will provide bulk billing. STS says for \$13.51, they will provide the listing of channels that have been distributed earlier. High Definition will be available if Qwest puts a mini-head into the lines.

It is dependent on the results of the ballot which way the committee proceeds.