

**VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
MEETING
Thursday, November 8, 2007 - 9:00 a.m. – Oasis**

DIRECTORS PRESENT:

Ron LUCIUK, President
Doug GALE, Vice President
Dave CATHRO, Treasurer
Sue WARREN, Secretary
Marlice FENSKE, Director

Russ MORFELD, Director
Gary ROBBINS, Director
Alan WILKINSON, Director
Dave DeBARRE, Director
Kay HANKS, Social Board President
Mary SCHMIT, General Manager

INVOCATION: Melba PENNING

PRESIDENT'S COMMENTS: See attachment

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

LOT OWNER'S COMMENTS: See attachment

APPROVAL OF MINUTES:

Moved by Director FENSKE and seconded by Treasurer CATHRO to approve the minutes of October 25, 2007. Motion carried.

TREASURER'S REPORT: Distributed to the Board and is attached to the file minutes.

Moved by Treasurer CATHRO and seconded by Director WILKINSON that the Board request the Governing Documents Committee to draft a Proposition to eliminate the \$200 annual limit for Reserve Fund assessments, set an annual Reserve Fund contribution for the 2008-2009 fiscal year of \$264 and establish a new limiting factor for future Reserve Fund contribution increases of not more than 5% per year. Vote was three "FOR", five "AGAINST" the motion. Motion failed.

Moved by Treasurer CATHRO and seconded by Director ROBBINS that the Board, pursuant to Article X, Paragraph A of the Declaration, adopt an amendment to the 2007-2008 budget to add \$76,956 to cover the cost of television services provided by DISH/EchoStar under a contract between them and Venture Out at Mesa, Inc. and further, that Lot Owners be advised that their January 1, 2008 and April 1, 2008 assessments will be increased by \$22 per quarter from \$449 to \$471. Motion carried unanimously.

Moved by Treasurer CATHRO and seconded by Director ROBBINS that the policy establishing the Reserve Fund threshold by the Minutes of March 6, 2007 be modified to permit charges to the Reserve Fund rather than the Operating Fund for expenditures under \$4,000 if the expenditure is for the replacement of an asset listed as part of the Reserve Fund. Motion carried unanimously.

SOCIAL BOARD REPORT: The report is attached to the minutes.

CORRESPONDENCE: See attachment.

REPORTS:

Vice President GALE gave a cable television contract update. See attachment.

Vice President GALE gave an update on the SRP meeting. The report is attached to the minutes.

UNFINISHED BUSINESS:

The gavel was passed to Vice President GALE.

Moved by President LUCIUK and seconded by Treasurer CATHRO to accept the low bid of All-Pro Fence Company, Inc. in the amount of \$3,395 to remove all razor ribbons, barbed wire, bar arms and other wire from the perimeter walls. Motion carried unanimously.

Lot Owner Bill ROBINSON, resident horticulturist of 606 Boeing, gave a report on barrier plants that could be used along the fences as a deterrent to theft. His report is attached to the minutes.

The gavel was passed back to President LUCIUK.

Moved by Director DeBARRE and seconded by Vice President GALE that the afternoon restrictions be eliminated or removed from the Paddle Tennis/Pickle Ball hours of play. Motion carried.

NEW BUSINESS:

Moved by Director MORFELD and seconded by Director FENSKE to approve in principle a new rule under Section IV, Paragraph 2a, Page 54, "Accessory Structures" in the Rules and Regulations stating, "A manufactured retractable awning may be attached to the front of the Arizona room. The width no greater than fourteen feet and a maximum projection of seven feet. The awning cannot extend beyond the patio or deck. Such awning shall not extend over the driveway or the setbacks. On interior lots the awning can only be attached to the front. On corner lots the awning can be attached on the front and/or side. Awnings must match in design and color. A Venture Out permit is required before installation." Motion carried unanimously.

This recommendation will be referred to the Governing Documents Committee for preparation of a rule.

A motion to revise Rules and Regulations, Section III, Paragraph 5, Page 52, "The Recreation Vehicle", regarding the age of a park model coming into the park or re-locating in the park was referred to the Governing Documents Committee. The committee will respond at the Board meeting on November 29th.

Moved by Director MORFELD and seconded by Vice President GALE to remove the last sentence of Rules and Regulations, Section IV, Paragraph 2, Page 54, that states, "A floor beneath an awning may be a maximum of six inches (6") above grade level." Motion carried.

Moved by Vice President GALE and seconded by Director ROBBINS to approve the Tennis Club request to install a new gate at Tennis Courts 3 and 4 as proposed in a letter from Mary Lou SHEFFIELD and approved by the Planning Committee. Motion carried unanimously.

Ray COOPER, Social Board V. President and Planning Committee member, stated the cost would be approximately \$500, paid by the Social Board and installed by volunteers.

The Bocce Ball transmittal request for pavers was referred to Architectural Inspector Rick SCHWAB for additional information.

The Board meeting adjourned at 11:15 a.m. A planning session followed the meeting.

s/s Coreen Renner, Corporate Secretary

APPROVED: 11-29-07

Lot Owners Comments:

Elizabeth Day, 12 Aztec – She commented on the noise at the Paddle Tennis/Pickle Ball courts and wanted the hours of play to remain the same, from 8:00 a.m. to 5:00 p.m.

Jim Hoglund, 505 Merlin – He pointed out there is noise at the shuffleboard, bocce ball, courts, etc. This was in reference to the Pickle Ball noise.

Glenn Shindlebeck, 702 Debonair – He is concerned about the 55 plus status and if his wife would be allowed to remain in VO if he passes away.

Stan Wessley, 302 Navajo – He said he could no longer receive Channel 7 on his cable. The Canadian channel was also off the air. (This was not due to the power outage.)

Karen Yost, 7704 Aztec – She traded up from a two tip-out trailer to a park model in the park. She would like to see the rule changed allowing others to do the same.

Rudi Krause, 11 Douglas – He has had no cable since Friday and wants to see some progress in getting his cable back on.

Bill Robinson, 606 Boeing – He asked to speak later in the meeting regarding barrier plants.

Correspondence:

Norma Pavely, 8 Aero – Her letter was regarding the sex offender using the Electronics Club. President Luciuk addressed this in his report.

Peggy Beck, 816 Navajo – Her letter was referred to the Finance Committee.

Mary Lou Sheffield, 811 Aztec – Her letter requested moving a gate at the tennis courts from one court to another. This was addressed under New Business.

**Vice President Doug Gale Chair
November 7, 2007**

I have in my hand the signed contract with EchoStar. To all of those who dedicated so much of their time and skill THANK YOU!! This was a team effort. The Communication Committee