

**VENTURE OUT AT MESA, INC.**  
**CONDOMINIUM**  
**BOARD OF DIRECTORS' MEETING**  
**Thursday, January 24, 2008- 9:00 a.m. – Oasis**  
**(Revised 1-31-08)**

PRESENT:

Ron LUCIUK, President	Gary ROBBINS, Director
Doug GALE, Vice President	Dave DeBARRE, Director
Dave CATHRO, Treasurer	Alan WILKINSON, Director
Russ MORFELD, Director	Kay HANKS, Social Board President
Marlice FENSKE, Director	Mary SCHMIT, General Manager

ABSENT: Sue WARREN, Secretary

INVOCATION: Loretta BAUGHMAN

PRESIDENT'S COMMENTS: See attachment

MANAGER'S REPORT: The report was distributed to the Board and is attached to the file copy.

LOT OWNER'S COMMENTS: See attachment

APPROVAL OF MINUTES:

**Moved by Director ROBBINS and seconded by Director MORFELD to approve the minutes of January 10, 2008. Motion carried.**

TREASURER'S REPORT: See attachment

SOCIAL BOARD REPORT: See attachment

CORRESPONDENCE: See attachment

REPORTS:

SRP Update – See attachment

Cable TV Update – See Manager SCHMIT'S report.

Qwest Update – Vice President GALE said progress is being made in burying the cable by digging trenches. The 400 block will soon be completed.

UNFINISHED BUSINESS:

Manager SCHMIT presented a proposal to implement a Fidelity 401K program for employees. Controller Len NIEMYSKI was present to explain the program and answer questions from the Board.

**Moved by Treasurer CATHRO and seconded by Director ROBBINS to authorize the implementation of a Fidelity 401K program for Venture Out full time employees and request the Board approve the administration costs for the calendar year 2008. Motion carried unanimously.** This would be set in place this calendar year.

UNFINISHED BUSINESS (continued)

**Moved by Treasurer CATHRO and seconded by Director FENSKE to approve the Venture Out Administration Office advise all Lot Owners who are still indebted to the Association in respect of the Community Center Special Assessment that henceforth these debts must be settled in full whenever ownership of property is transferred. It is further moved that Venture Out Administration have the authority to waive this provision in respect of family related transfers if a financial burden may ensue.**

**Motion carried unanimously.** There are 128 properties remaining with balances averaging \$1,500. The Administration Office will notify these owners of this change.

There was discussion on the zero lot line on the non-patio side. This was moved to the Condo Board planning session for further discussion.

**Moved by Director WILKINSON and seconded by Director MORFELD that the fourth sentence of Paragraph 9 of Section III of the Rules and Regulations be amended to read: "Unless a variance is granted by the Board of Directors, the front of the Park Model Trailer must be placed so that the intersection of a line drawn from the front of the trailer to the non-patio lot line at a right angle thereto will be at least twenty feet (20') from the intersection of the non-patio lot line and the inside of the sidewalk." Motion carried.**

NEW BUSINESS:

**Moved by Director MORFELD and seconded by Vice President GALE to approve a change to the Rules and Regulations, Section III, Paragraph 9 by deleting the last two sentences and replacing them with the following: "A Park Model Trailer may not exceed a height of sixteen feet (16') as measured from the original existing pad on which the unit sits. Two story structures or basements are prohibited." Motion carried.**

**Moved by Director MORFELD and seconded by Vice President GALE to approve a new rule be added to the Rules and Regulations, as Section IV A, "The Recreational Vehicle and Accessory Structures" as follows: "1. Standard five (5) inch gutters and standard two by three inch (2x3") downspouts are required on all appropriate sides of new Park Models, new Patio Enclosures and new sheds. All downspouts must drain towards the street so that water does not run onto any adjoining property. If gutters or downspouts are installed on existing such structures, they must meet the same requirements." Vote was six "FOR" the motion, one "OPPOSED"(DeBARRE). Motion carried.**

Manager SCHMIT submitted her Maintenance Report to the Board. This was deferred to the February meeting, giving the Directors more time to review the report.

NEW BUSINESS (continued)

**Moved by Vice President GALE and seconded by Director ROBBINS to approve the terms of reference for the Ad Hoc Lighting Enhancement Committee. The purpose is i) To develop and provide to the Board a short term plan by March 1, 2008 to enhance the security and safety within the park by recommending changes to the current lighting system. The Operating budget must fund the cost of the short-term plan. ii) To develop and provide to the Board a long term plan by December 1, 2008 to enhance the lighting within the park. The long-term plan may require special funding. The Board of Directors approved committee membership of Director Dave DeBARRE as Chair, Rick SCHWAB Rich ANTEE, Ralph JONES and Jerry SMALL. Vote was five "FOR" the motion, two "OPPOSED". Motion carried.**

**Moved by Director ROBBINS and seconded by Director FENSKE to approve the variance request of Cliff and Janice HARTMAN, 304 Navajo, to add a washer, dryer and water heater in their Arizona room. Vote was four "FOR" the motion, three "OPPOSED". Motion carried.**

**Moved by Director WILKINSON and seconded by Vice President GALE to deny the variance request of John DURST, 913 Boeing, to add a solid railing on his deck. Vote was six "FOR" the motion, one "OPPOSED". Motion carried.**

The transmittal request from the Bocce Ball Club to replace carpeting on two courts was referred to management as it is a maintenance issue.

The two transmittals from the Pet Association were deferred to the February 7<sup>th</sup> Board meeting.

President LUCIUK presented a draft of the agenda for the Annual Meeting held on February 13, 2008.

The Board meeting adjourned at 11:45 a.m. A planning session followed the meeting.

s/s Coreen Renner, Corporate Secretary

APPROVED AS CORRECTED  
2/7/08

**LOT OWNERS' COMMENTS:**

Dick Nicholson, 4 Aero – He mentioned a property for sale by owner and asked what is required to notify the new owners of any requirements to come into compliance. Manager Schmit responded to his question stating the selling owners must give the new owners full disclosure.

Cliff Hartman, 304 Navajo – He asked to speak later in the meeting when his request is presented.

Art Bowman, 313 Boeing – He is a former member of both Social and Condo Boards. He believes the Out-Lines should publicize the Town Hall Meetings, especially the “Meet the Candidates” which is highly important. He believes something should be done about this.

**CORRESPONDENCE:**

Mike and Cathy Yeoman, 304 Navajo – They are asking for a variance to install a washer, dryer and water heater.

**SRP UPDATE**

**Doug Gale, Chair of Infrastructure Committee**

He reported the committee has developed a memo called “Protocol of Understanding” with SRP. The agreement is an enhanced version from a few years ago that was signed by then President Dave Green. Doug received a letter from SRP saying they want to continue negotiating. SRP’s biggest concern now is the outdated transformers. A committee meeting is

scheduled in early February. The committee is concerned with the 300 blocks and the owners not being in compliance. SRP is waiting to observe how the Association is enforcing the easement issue. Doug will have a more formal report at the next Town Hall meeting.