

VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
ORIENTATION MEETING
Tuesday, February 19, 2008 9:00 a.m. – Oasis

PRESENT:

Doug GALE, President	Gordon KLOFSTAD, Director
Gary ROBBINS, Vice President	Don BOGLE, Director
Alan WILKINSON, Treasurer	Carol PERKINSON, Director
Marlice FENSKE, Director	Mary SCHMIT, General Manager
Dave DeBARRE, Director	

ABSENT: Sue WARREN, Secretary

GUEST: Attorney Sara VANCE

President GALE welcomed everyone to the meeting and stated questions or comments from the audience would be acknowledged. He introduced Attorney Sara VANCE, representing the law firm of DeConcini, McDonald, Yetwin and Lacy.

Attorney VANCE presented the duties of the Board of Directors. These are the duty of loyalty, duty of care and the duty of obedience. The duty of loyalty involves making a decision in good faith, not acting in personal interest but with the interest of the entire community. The duty of care consists of asking oneself if he or she is acting reasonably, to ask oneself, am I handling my duties as a prudent person? The duty of obedience is to obey the federal, state and governing documents as in the Bylaws and Declaration of the Association.

She stated all Board meetings are to be open to the membership with exceptions. The exceptions are: legal advice from the attorney and pending litigation; personal health or financial information of an individual member, employee or contractor; pending employment matters; and any other matters that are authorized by Arizona law to be addressed in a closed meeting. She cautioned the Board to observe the open meeting laws which also include emails. She stated each Board member and owner has the right to speak on each issue before the Board. There is a requirement of 48 hours notice of a Board meeting.

She stated the Directors should come to a meeting prepared and informed, having read the agenda and material, putting aside their personal issues; to be open and fair and to maintain confidentiality where appropriate. She answered questions on the relationship between the Condo Board and Social Board. Attorney VANCE left the meeting at 9:30 a.m.

President GALE introduced Real Estate Broker Devon GARBERICK. Devon gave an overview of the Real Estate Department. He answered questions from the Board. He introduced sales Agent Phil HAMMOND and also explained the Rental Department.

President GALE referred to the Duties of the Board. This document was distributed to the Board members. Treasurer WILKINSON will refine the wording of the Standing Rules. A motion will be required to amend these rules.

Vice President ROBBINS asked Board members to study the Terms of Reference of the Standing Committees and bring any revisions to the work session on Thursday, February 21st.

A proposed schedule of meetings was discussed and any changes or suggestions should be brought to the next meeting.

Budget meetings are scheduled for March 3rd to March 7th from 9:00 a.m. to 4:00 p.m. in the Oasis. These meetings may not last the entire day.

Manager SCHMIT gave an overview of the Administration, Recreation, Security and Maintenance Departments. An organizational chart was distributed to the Board members.

Manager SCHMIT has been in property management for approximately 30 years. She believes the priorities of management should first be to the residents' life and safety and secondly to the property.

A work session will be held on Thursday, February 21st; a work session on February 28th; a regular Board meeting March 6th; a Town Hall meeting on March 11th.

The meeting adjourned at 11:05 a.m.

Coreen Renner, Corporate Secretary

APPROVED: 3-6-08