

VENTURE OUT AT MESA, INC.
CONDO BOARD MEETING
March 6, 2008 - 9:00 a.m. Oasis

PRESENT:

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

ABSENT: Kay HANKS, Social Board President

The Invocation was given by Florence BROWNRIDGE.

PRESIDENT'S COMMENTS - See attachment.

MANAGER'S REPORT - Her report was distributed to the Board and is attached to the file minutes.

LOT OWNERS' COMMENTS - See attachment.

Moved by Director DeBARRE and seconded by Director FENSKE to approve the amended minutes of February 7, 2008. Motion carried. The minutes were re-distributed to the Board.

Moved by Director BOGLE and seconded by Vice President ROBBINS to approve the Organizational meeting minutes of February 15, 2008. Motion carried.

Moved by Director DeBARRE and seconded by Director KLOFSTAD to approve the Orientation minutes of February 19, 2008. Motion carried.

TREASURER'S REPORT - His report was distributed to the Board and is attached to the file minutes.

CORRESPONDENCE - None

SOCIAL BOARD REPORT - None

REPORTS:

The Election Report was read by President GALE in the absence of Election Chair Dave HAWLEY. President GALE thanked the volunteers who helped with the election and thanked Barb CANNING for her many years of service as Election Chair. Treasurer WILKINSON asked the president to allocate some time in the future to discuss Chair HAWLEY'S suggestion for next year's election. The gavel was passed to Vice President ROBBINS.

Moved by President GALE and seconded by Treasurer WILKINSON that pursuant to Rules and Regulations, Section II Item 5 Paragraph b. 3, Management is authorized to destroy the ballots from the Condo Board Election of February 13, 2008 on March 7, 2008. Motion carried unanimously.

The gavel was passed back to President GALE.

REPORTS (continued)

President GALE appointed the Nominating Committee for 2009. They are: Tom CROGHAN, Ing DAHL, Dale CLARK, Frank TAGGART Wayne COLBECK and Denta PERSINGER.

The Ad Hoc Lighting Enhancement Committee report was given by Director DeBARRE and was distributed to the Board and is attached to the file minutes.

The Water Separation Update was given by Director KLOFSTAD. See attachment.

NEW BUSINESS:

Moved by Vice President ROBBINS and seconded by Director PERKINSON to approve a variance of Rules and Regulations, Section VI, Paragraph 8, e. allowing Ernestine STIKI, 812 Debonair, to use a snorkel in the swimming pool after 7:00 p.m. Motion carried unanimously.

Moved by Director PERKINSON and seconded by Director FENSKE to approve the Meeting Schedule for the Condo Board Meetings and Work Sessions for the 2008-2009 fiscal year as dated Tuesday, February 4, 2008. Motion carried. The calendar will be re-distributed to the Board.

Moved by Treasurer WILKINSON and seconded by Vice President ROBBINS to revise Item 6 of the Standing Rules to be replaced with the following and that Item 8 be deleted: (a)“At the planning session following a Board meeting, an agenda shall be prepared for the next regular Board meeting. The President will have this agenda posted on the Board bulletin board in the Post Office and published in the Out-Lines on a timely basis. (b) All Directors who will be making a motion or presenting a report at the next Board meeting will be identified at the previous planning session. Reports for information only do not require motions. (c) Materials related to agenda items shall be in the Corporate Secretary’s office no later than 72 hours prior to the Board meeting (i.e. 9:00 a.m. on the Monday preceding the Board meeting.) (d) By the same deadline in 6(c), a director may submit to the President and Corporate Secretary a motion or report not on the established agenda. Such late items shall be clearly identified as a Late Item. The President will have the option to include the topic in an Amended Agenda for the meeting or to defer it to another meeting. If he includes it, he will have the Amended Agenda posted on the Board bulletin board no later than 48 hours prior to the Board meeting (i.e. by Tuesday at 9:00 a.m.) (e) If a motion sponsor wishes to make a modification to the motion and/or rationale, it must be made available in a suitable form to all members no later than 24 hours prior to the meeting (i.e. by Wednesday 9:00 a .m.). No original motion may be submitted under this rule. (f) Where a meeting does not fall on a Thursday two weeks after the previous meeting, appropriate adjustments will be made to the above timetable.” Motion carried unanimously. The Standing Rules will be re-distributed to the Board.

March 6, 2008

Moved by Treasurer WILKINSON and seconded by Director DeBARRE that the Standing Rules for the Condominium Board of Directors be amended as follows: Existing Rule 2 is deleted and replaced by the following: “These rules shall remain in full force and effect until amended or rescinded at any meeting of the Board by a majority vote.” Existing Rule 8 is amended by deleting “Robert’s Rules for Large Boards (latest edition) and substituting “the current edition of Robert’s Rules of Order Newly Revised.” Existing Rule 4 is amended by deleting “first meeting in April” and substituting “last meeting in March”. The following sentence is added to existing Rule 4: “A regular Board meeting should be held on the last Thursday each March.” The following paragraph is added to existing Rule 4: “A meeting schedule for the next Board year will be approved by the Board as soon as practicable after each Annual Meeting. This schedule and any changes thereto will be publicized at least twice each year in the Out-Lines. The last sentence in existing Rule 7 is deleted and replaced by the following: “Such oral representation may be commented on briefly by the Chair but shall not be discussed or acted upon by the Board unless the subject is an agenda item for the meeting. Rule 9b is deleted. Rule 10 is deleted. A new Rule 10 is added as follows: “Every document that is distributed to Board members must include, as a minimum, the name of the author, and the date it was finished by the author, Motion carried.

Moved by Director DeBARRE and seconded by Secretary WARREN to appoint Coreen RENNEN as Corporate Secretary of the Association. Motion carried unanimously.

Moved by Director KLOFSTAD and seconded by Vice President ROBBINS to appoint Attorney Shelton (Tony) FREEMAN of DeConcini, McDonald, Yetwin & Lacy, P.C. for the 2008-2009 season. Motion carried unanimously.

Moved by Vice President ROBBINS and seconded by Director PERKINSON to appoint Zobel & Hall, P.C., Certified Public Accountants, as auditors of the Association for the fiscal year ending June 30, 2008 and that their remuneration be approved by the Audit Committee. Motion carried unanimously.

President GALE announced that he and Manager SCHMIT will be the only ones with access to the Association’s attorney.

Moved by Treasurer WILKINSON and seconded by Vice President ROBBINS to approve Bank of America as the Association’s banker. Motion carried.

Moved by Treasurer WILKINSON and seconded by Vice President ROBBINS to approve the follow persons as check signers for Bank of America and any other bank accounts authorized by the Board of Directors or the Finance Committee on behalf of the Association: President Doug GALE, Vice President Gary ROBBINS, Treasurer Alan WILKINSON, Assistant Treasurer Mary SCHMIT, Assistant Treasurer Marlice FENSKE, Assistant Treasurer Carol PERKINSON, Assistant Treasurer Harold SCOTT, Assistant Secretary Deborah HATHCOCK, Assistant Secretary Devon GARBERICK, Assistant Secretary Cyd ADAMS. Motion carried unanimously.

NEW BUSINESS (continued)

Moved by Director FENSKE and seconded by Secretary WARREN to approve the Terms of Reference for the Audit Committee and the following members approved: Marlice FENSKE as Chair, Gary ROBBINS as Co-Chair. Motion carried.

Moved by Treasurer WILKINSON and seconded by Director PERKINSON to approve the Terms of Reference of the Finance Committee. Motion carried. Members on the Committee are Treasurer Alan WILKINSON, Directors Marlice FENSKE and Carol PERKINSON, Controller Len NIEMYSKI, Lot Owner Harold SCOTT.

Moved by Treasurer WILKINSON and seconded by Director BOGLE to approve the Terms of Reference of the Governing Documents Committee. Motion carried. Members on the Committee are Directors BOGLE, PERKINSON and Treasurer WILKINSON.

Moved by Vice President ROBBINS and seconded by Director FENSKE to approve the Terms of Reference of the Infrastructure Committee and the following members: Chair Gary ROBBINS; Director Gordon KLOFSTAD; Lot Owners Butch WENTWORTH, Jerry D'ADAMO, Norm THIESEN; General Manager Mary SCHMIT. Motion carried.

Moved by Director DeBARRE and seconded by Treasurer WILKINSON to approve the Terms of Reference of the Safety and Security Committee. Motion carried. Members on the Committee are Chair Director DeBARRE, Lot Owners Fred ALLEN, Buzz LIEN, Norma PAVELY, Ruby ERICKSON, Jake JACOBSON, Peggy BECK and Security Chief Rich ANTEE.
The gavel was passed to Vice President ROBBINS.

Moved by President GALE and seconded by Director BOGLE to approve the Newcomers Communications Committee for 2008 as follows: Chair Vira AMENDE, Co-Chair Ferma WEBSTER, Ursula GANNON, Emily HEMSTOCK, Elsie PEDERSON, Berit RYBERG, Doris FRASER, Denyse COOPER. Motion carried.
The gavel was passed back to President GALE.

Moved by Vice President ROBBINS and seconded by Secretary WARREN to approve the Election Committee for 2009 as follows: Dave HAWLEY, Chair, Allan LAURSEN and Mel SPOWART. Motion carried.

Moved by Director DeBARRE and seconded by Vice President ROBBINS to continue the Ad Hoc Lighting Enhancement Committee and its Terms of Reference. Members are as follows: Chair and Director DeBARRE, Maintenance Supervisor Rick SCHWAB, Security Chief Rich ANTEE, Lot Owners Ralph JONES and Jerry SMALL. Motion carried.

Moved by Director BOGLE and seconded by Director FENSKE to establish a Green Committee consisting of two Board members and three Lot Owners to review energy utilization and conservation policies, consider alternatives and recommend actions that may be taken by Venture Out and its residents. Members of the committee are Chair BOGLE and Director DeBARRE, Lot Owners Bob GRUBB, Paul SEIDEL and one other Lot Owner to be appointed. Motion carried.

Moved by Director BOGLE and seconded by Secretary WARREN to approve the Terms of Reference of the Ad Hoc Green Committee. Motion carried.

Moved by Director DeBARRE and seconded by Director FENSKE to appoint Directors WARREN and ROBBINS as members of the Communications Team. Motion carried unanimously.

Moved by Vice President ROBBINS and seconded by Director KLOFSTAD to appoint Director PERKINSON as Social Board Liaison. Motion carried.

Moved by Vice President ROBBINS and seconded by Director BOGLE to terminate the Ad Hoc Sign Committee with appreciation for their completion of its assignment. Motion carried. President GALE requested the secretary send a letter of appreciation to the members of the Committee.

Moved by Director FENSKE and seconded by Director DeBARRE to terminate the Communications Committee as its research has been completed. Motion carried.

The meeting adjourned at 10:30 a.m.

s/s Coreen Renner, Corporate Secretary

APPROVED: 3-20-08

PRESIDENT'S COMMENTS

Doug Gale
March 6, 2008

President Gale welcomed the lot owners in attendance. He introduced the Board members. He stated there have been several meetings held by the new Board: Organizational, Orientation, a Work Session and budget meetings. There are legal responsibilities the Board must meet as representatives of the lot owners. The Board has also discussed their goals and water separation.

The budget meets are nearly completed. There has been great cooperation between the Condo and Social Board. He personally thanked Kay Hanks, Ray Cooper, Dave Obert and the rest of the Social Board for their cooperation.. The Social Board has agreed to help fund some projects this year. President Gale believes that this is what makes the park so great is the separation of the two boards with one Board taking care of the activities. It would be a tremendous task if this fell to one Board to handle everything.

The major goal of the Board is to develop a five-year plan that will achieve the tasks the owners want. Everything will come down to dollars and cents.

The Pinny/Osburn litigation is now into the third president and it continues on. On April 1st the litigation and oral arguments will be heard from the two parties. The location will be published in the Out-Lines and he encouraged the residents to attend. From this point, it is hard to tell where it will go. He hopefully sees it coming to an end this year with he being the last president to deal with it.

A Town Hall Meeting will be held March 11th at 7:00 p.m. with three subjects being presented. The Infrastructure Committee has been working with SRP (as you all know), and a representative from SRP will be present to deal with transformer safety. The second presentation is from Treasurer Alan Wilkinson who will give more detail on the budget and give the preliminary costs. The budget will not be finalized until March 20th at the last Board meeting. The third subject at the Town Hall Meeting is water separation. The committee has now more accurate figures on water separation with more confidence in telling how much water is being used for irrigation. Board Member, Gordon Klofstad, is in charge of this project.

President Gale said this will continue to be his style of giving his comments.

Lot Owners Comments:

Bob Soule, 8 Aztec - He asked about the utility easement and how to tell where the lot lines are located. He was told to check with the architectural inspector.

Jean-Anne Shampaign, 425 Douglas - She asked if the speed indicator could be used on her block for a longer period of time. She is concerned with the speeding on her street.

WATER SEPARATION UPDATE

Director Gordon Klofstad

March 6, 2008

Director Klofstad stated he took over this project from Vice President Robbins. He has assumed some challenges and hopes to get the project going. This is one of the projects Manager Schmit has promoted. Proposition Two was approved this past election and he appreciates the support from the lot owners so this can proceed.

The cost of water and sewer in the park this past year was \$277,000 and a major expense for the park. This year the expense is projected at \$316,000. We believe we will be able to save one-fourth of this amount if we proceed with this water-saving project.

He thanked Rick Schwab and Rick Stewart for their assistance. Gordon and Gary Robbins went to the City and were able to get access to open the valves. Last weekend the meters were read on Friday and Monday, which were the days we do not use water for irrigation, and determined the average person in the park uses 63 gallons per day. The City of Mesa uses a figure of 71. This helps us support making the decision for you.

We plan to have drawings at both entrances and a plan to put in a distribution system for supplying this metered water that will not be charged sewer rates. Once we have this plan, we will have an opportunity to get bids and make the correct decision. We hope to have this project started in early summer because this is the time we have the most irrigation water used.