

VENTURE OUT AT MESA, INC.
CONDO BOARD MEETING
March 20, 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
Sue WARREN, Secretary	Mary SCHMIT General Manager
Marlice FENSKE, Director	Ray COOPER, Social Board President
Dave DeBARRE, Director	

The Invocation was given by Art BOWMAN.

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 Vice President ROBBINS and seconded by Director BOGLE to approve the Work Session minutes of February 21st and February 28, 2008 as distributed. Motion carried.

Moved by Vice President ROBBINS and seconded by Director PERKINSON to approve the minutes of March 6, 2008 as distributed. Motion carried.

TREASURER'S REPORT - See attachment.

CORRESPONDENCE - See attachment.

SOCIAL BOARD REPORT – See attachment.

REPORTS:

Director KLOFSTAD gave a presentation on the water separation project. Highlights of his report are attached to the minutes.

UNFINISHED BUSINESS:

Moved by Director BOGLE and seconded by Vice President ROBBINS to appoint Lot Owner Bob SIMONIS to the Ad Hoc Green Committee. Motion carried.

NEW BUSINESS:

Moved by Secretary WARREN and seconded by Director KLOFSTAD to approve the terms of reference for the Architectural Committee with a change being made under Operational Guidelines, Item iv., that now reads, "The Committee recommends the President appoint outgoing Board of Director members who have served on the Architectural committee as Lot Owner Representatives to ensure continuity for ongoing topics of interest." Motion carried.

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NEW BUSINESS (continued)

Moved by Director FENSKE and seconded by Director PERKINSON to approve the appointment of Lot Owner Herb WACKLER as a committee member and accept the terms of reference of the Planning committee. Motion carried unanimously.

Moved by Director PERKINSON and seconded by Director BOGLE to accept for the Venture Out Condo Association the project funds of \$23,937 from the Venture Out Social Club for the Fiscal Year 2007-2008. The funds are to be used for the designated recreational structures of remodeling the Electronics building and to begin construction of the barbeque facility adjacent to the Community Center. Motion carried unanimously.

Moved by Director PERKINSON and seconded by Director FENSKE to accept for the Venture Out Condo Association the project funds of \$28,170 from the Venture Out Social Club for the Fiscal Year 2008-2009. The funds are to be used for the designated recreational structures of a shuffleboard shade structure and for completing construction of the barbeque facility adjacent to the Community Center. Motion carried unanimously.

Moved by Treasurer WILKINSON and seconded by Vice President ROBBINS to approve the proposed Social Board budget for 2008-2009 as submitted to this meeting. Motion carried.

Moved by Secretary WARREN and seconded by Director KLOFSTAD to deny a variance request for a rear lot setback from Ron and Mary SPRINGER, 208 Navajo. Vote was five "FOR" the motion. Motion carried.

Moved by Director FENSKE and seconded by Vice President ROBBINS to approve the \$25 fee for all subsequent Third Party rentals in an individual unit. Motion carried. This change will be reviewed by the Governing Documents Committee and a motion presented at the next meeting.

Moved by Director FENSKE and seconded by Vice President ROBBINS to approve one-half of the badge deposit be returned to residents when returning the badge and leaving Venture Out. Motion carried unanimously. This change will be reviewed by the Governing Documents Committee and a motion presented at the next meeting.

Moved by Director FENSKE and seconded by Secretary WARREN to approve a \$50 increase to the Real Estate documentation fee. Motion carried unanimously. The change will be reviewed by the Governing Documents Committee and a motion presented at the next meeting.

Moved by Director FENSKE and seconded by Director DeBARRE to approve a \$50 increase to the Real Estate transfer fee. Motion carried. The change will be reviewed by the Governing Documents Committee and a motion presented at the next meeting.

Moved by Director PERKINSON and seconded by Director FENSKE to increase the rates for the RV Pull Throughs by approximately 10% effective with the new Fiscal Year of 2008-2009. Motion carried unanimously.

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NEW BUSINESS (continued)

Moved by Director PERKINSON and seconded by Director BOGLE to increase the rates for the storage rental spaces in the northeast and southeast areas by approximately 10% for new contracts effective April 1, 2008 and for renewing contracts as the prior contracts expire with 30 day notice. Motion carried unanimously.

Moved by Director PERKINSON and seconded by Director DeBARRE to increase the rates for use of all laundry machines by 25 cents a machine. This increase is to be effective July 1, 2008 with the new Fiscal Year 2008-2009. Motion carried unanimously.

Moved by Treasurer WILKINSON and seconded by Vice President ROBBINS to set the spending limit for the General Manager for the 2008-2009 fiscal year at \$10,000. Motion carried.

Moved by Treasurer WILKINSON and seconded by Vice President ROBBINS to confirm the Board's decision at the March 2008 budget meetings to spend \$57,390 on the projects listed on Exhibit A at a net outlay of \$43,690 after Social Board contributions of \$23,937 in the 2007-2008 Fiscal Year. Motion carried unanimously. (Exhibit A was distributed to the Board and is attached to the files minutes.)

Moved by Treasurer WILKINSON and seconded by Director FENSKE that Revision C of the draft 2008-2009 Condo Board Budget is adopted as the Association's budget and that the Board confirm its decision at the March 2008 budget meetings to spend \$55,600 on the projects listed on Exhibit B, and in the Budget, at a net outlay of \$27,350 after Social Board contributions of \$28,250. Motion carried unanimously. (Exhibit B was distributed to the Board and is attached to the file minutes.)

Moved by Director PERKINSON and seconded by Director FENSKE to change the date for opening of the activity buildings from September 1st to October 1st for the 2008-2009 season. Motion carried unanimously.

The meeting recessed at 10:15 a.m. and reconvened at 10:30 a.m. for a Planning Session.

Insurance Representative Walter JAZWINSKI and Controller Len NIEMYSKI arrived at the meeting at 11:00 a.m. Mr. JAZWINSKI answered insurance questions from Treasurer WILKINSON, Condo Board and Social Board members.

The meeting adjourned at 11:40 a.m.

s/s Coreen Renner, Corporate Secretary

APPROVED: 4-3-08

PRESIDENT'S COMMENTS

*Doug Gale
March 20, 2008*

President Gale welcomed the lot owners in attendance and stated this is an opportunity for the residents to see how the Board functions. He wished a Happy Birthday to Ursula Appel who was in attendance. He congratulated Ray Cooper, President of the Social Board and newly elected Social Board members, Jeri Robbins, Vivian Evans and Ross White. The Condo Board looks forward to working closely with the Social Board.

He said there is an insert in this week's Out-Lines on the Town Hall Meeting held March 11th. He was disappointed in the attendance at the meeting. This was an opportunity for the Board to tell the residents what the Board is working on and an opportunity for the residents to give their opinions and question the Board. All the presentations that were given at the meeting are published in this issue of the Out-Lines.

Director Gordon Klofstad will give a presentation on water separation later in the meeting. The process is proceeding very well. The Board will prove to the lot owners and ourselves the projection of savings to the association. The Proposition was passed to allow us to go ahead if we could prove the cost savings. We are close to accomplishing this.

Treasurer Alan Wilkinson gave a good presentation on the budget at the Town Hall meeting.

He reminded lot owners of the Osburn/Pinney case scheduled for April 1st, at the Arizona Supreme Court building. The case will be heard by the Arizona Court of Appeals. Each lawyer will be given 20 minutes to present oral arguments. He urged lot owners to attend. He would like a good representation from the park. It is unknown when the judgment will be handed down.

There are two more meetings scheduled. On March 27th the Board will be discussing projects and another presentation on water separation. The last Condo Board meeting is April 3rd. This meeting was not on the original schedule but it was decided to have this additional meeting.

Lot Owners Comments:

Peggy Beck, 816 Navajo – She is concerned about the increase in laundry rates. She believes the air filters need changing more often in the laundry. (President Gale stated the increase is due to offset expenses.) People are wasting water washing their cars and driveways. Her list was given to Manager Schmit to review.

Dick Nicholson, 4 Aero – He told of an incident at the Guardhouse when the guard was busy and residents were honking and complaining.

Glenn Shindlebeck, 702 Debonair – He asked for a guard or radar to be set up at Dart and Debonair and believes it is a dangerous intersection. He believes there should be stop signs at all intersections instead of “Yield” signs.