

VENTURE OUT AT MESA, INC.
CONDO BOARD MEETING
April 3, 2008 - 9:00 a.m. – Oasis
(Revised April 9, 2008)

PRESENT:

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

The Invocation was given by Kay HANKS.

PRESIDENT’S COMMENTS – He noted some modifications to the meeting agenda. His report is attached to the minutes.

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

LOT OWNERS’ COMMENTS - See attachment.

Moved by Secretary WARREN and seconded by Vice President ROBBINS to approve the minutes of March 20, 2008 as distributed. Motion carried unanimously.

TREASURER’S REPORT – Treasurer WILKINSON stated there are no changes since his report from the last two meetings and no special items to report at this time.

CORRESPONDENCE – President GALE reported he had responded to two letters of correspondence.

SOCIAL BOARD REPORT – See attachment.

REPORTS:

Lot Owner Norm THIESSEN reported on the progress of setting up a Venture Out 501C Charitable Foundation. He acknowledged the support from the Memorial Committee who funded the application to the IRS. A Foundation Board will be set up in the fall. President GALE thanked Norm for his efforts in this endeavor and he looks forward to its completion.

Director DeBARRE gave a report from the Ad Hoc Lighting Committee. His report was distributed to the Board and is attached to the minutes.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Moved by Secretary WARREN and seconded by Vice President ROBBINS to approve the Summer Schedule for closing certain facilities as proposed by the General Manager. Motion carried unanimously.

April 3, 2008

NEW BUSINESS (continued)

Moved by Director BOGLE and seconded by Director FENSKE to approve changes to the Rules and Regulations, Section II, Paragraph 2 and 6, to reflect the decisions of the Board on March 20, 2008. The changes are: #2 “The transfer fee relating to the resale of a Lot is hereby set in the amount of two hundred dollars (\$200). The disclosure fee is hereby set in the amount of one hundred dollars (\$100).” Paragraph 6(c). “Name Badges. Lot Renters will be issued the Lot Owner’s badges re-labeled with the renter’s name. A ten dollar (\$10) per badge deposit, plus tax is required. Five dollars (\$5), plus tax, will be refunded upon return of each badge. Badges will only be issued when a valid rental agreement has been registered. A twenty-five dollar (\$25) fee is payable for registering each agreement. In cases where the rental form is not complete or the Owner needs to be contacted for park badges or keys to the unit, an additional twenty-five dollars (\$25) will be levied. For greater certainty, Third Party Rental Agreement includes rentals where no remuneration is paid to the Owner. If the rental agreement is processed by the Venture Out Rental Office, the fee is included in the commission.” Motion carried unanimously.

Moved by Treasurer WILKINSON and seconded by Director PERKINSON that #1. The Board hereby confirms that it has been determined through analysis acceptable to the Board that it can reasonably be expected that savings in City of Mesa sewer charges in the six years immediately following the completion of the project described in Proposition II passed at the February 13, 2008 annual meeting of the Association will be \$482,000 per Option A, or \$570,000 per Option B, in Director Klofstad’s calculations of 3/30/2008 presented to the Board. #2. The President (or in his absence, the Vice President) is hereby authorized on behalf of the Association to enter into a construction contract for the work if the total cost of the project will not exceed \$482,000 (including approximately \$45,000 in options and a 10% contingency over the bid amount). #3. The President (or in his absence, the Vice President) is hereby requested to call a meeting of the Board to determine action on this matter if the lowest contract bid is such that the total cost of the project will exceed \$482,000. Motion carried unanimously. The Board estimates a one-time assessment of a maximum of \$343 per Lot to finance this project. (Lot Owners spoke to this motion prior to the vote by the Board.)

Moved by Treasurer WILKINSON and seconded by Director FENSKE that the total assessment for the water separation project be based on the total cost of the project as estimated after the construction contract has been entered into; the assessment per Lot be the total assessment divided by 1,749 rounded to the nearest higher even dollar; the assessment be due and payable on July 1, 2008; all assessments which are unpaid 15 days after the due date be charged a late payment fee in accordance with Article X, Paragraph I of the Declaration; Lot Owners be permitted to pay their assessments for this project in advance if they wish; any funds collected in excess of the final cost of the project shall be credited toward the regular monthly Assessment of Lot Owners, and the President (or in his absence, the Vice President) be authorized to determine any amount required by this motion. Motion carried unanimously. (Lot Owners spoke to this motion prior to the vote of the Board.)

The meeting adjourned at 10:20 a.m.
s/s Coreen Renner, Corporate Secretary

APPROVED: 4/30/08

PRESIDENT'S COMMENTS

*Doug Gale
April 3, 2008*

President Gale reported on the Pinney/Osburn case. A hearing was held in Phoenix at the Appeals Court. There were three judges, two women and one man. There were approximately 40 residents in attendance. He was impressed with the knowledge of the judges on the bench. This continues to cost Venture Out money. Venture Out had two lawyers and a legal assistant present. Each lawyer had a 20 minute presentation to state their case. He was impressed there was no rambling by the attorneys. The judges asked questions of both attorneys. Overall he felt it was well done. He thanked all who attended the hearing. It showed concern by the residents. The next step will be waiting for the judges ruling. There were two appeals, one by Joy Osburn about the fact that VO had won the case at the lower court. The other appeal was for the cost involved. Our governing documents state that the cost is paid by the losing party. We hope to report in October that this is finally over.

Gordon Klofstad, Gary Robbins and Mary Schmit have done a lot of work on the water separation project. A work session was held on March 27th. A presentation was given by Gordon who has calculated two different methods on cost savings. In Option A, the cost would be recovered in six years. In Option B, the cost would be recovered in a little over six years. There will be motions given later in the meeting giving approval for Doug or Gary to sign a contract. There is a solid verbal bid and there will be others coming in.

Extending the Children's Pool Hours – "You will remember a few years ago we took a survey on this and it came back 49% to 51%. When we extended the pool hours, there were many guests checking in and getting guest passes. The problem is we are a diverse park and many of the Easter breaks differ throughout the country and Canada. Mary and I decided to extend the pool hours for one week. It may have been confusing from the Out-Lines where it showed both regular children's pool hours and spring break children's pool hours. The main problem was the children's behavior in the pool. Because we extended the hours, it did not remove the rules that are on the pool. In many cases the rules were being broken. There were children running around and children throwing things in the pool. Paul Baptist said he had found rocks in the bottom of the pools. It is not the expended hours that caused the problem. It is the parents. You are responsible for your grandchildren and children. This will be addressed next fall on the extended hours and how we will monitor this. Children have been left at the pools while the parents go somewhere else. There will be better enforcement of the rules. This is also a liability factor."

Lot Owners Comments:

Ralph Jones, 506 Boeing – He recommended using the regular pool hours for children next year. He believes it is fair and adequate for residents and children.

Pat Dickert, 902 Navajo – She has written a letter to each Board member and will give them a copy. She asked when did VO become a Spring breakers resort where activities and grandchildren supersede those of a 55-year old resident.

Ron Eckhart, 902 Navajo – He explained the reason for the age restriction at the hot tubs. A child under the age of 16 years old does not have a completely developed reproduction system nor is their circulatory system developed adequately. He would like to see signs at both pools stating the rationale for this rule.

Bob Sewell, 8 Aztec – He asked if the Long Range Plan that spans through the pull through area out to Aztec where the pickle ball courts are now. He wants to be on record opposed to such a move that would negatively impact the enjoyment of the property. He spoke on the water separation special assessment and the quality of materials used. He was told Can-Am has done an engineering design. These will be high-quality valves.

Maxine Thompson, 529 Douglas – She agrees the pool hours are adequate and feels the rules must be followed.

Howard Heithoff, 516 Navajo – He asked if there has been any consideration to residents monitoring the pools during the children's hours and offered to assist in monitoring the pools next season.

Bill Murphy, 43 Aero – He asked about the extra person hired for real estate and records. He inquired about the Real Estate department. He mentioned paving and material that will be used and lighting at the Center. Manager Schmit responded to his questions. He asked about the total cost of the water separation project, if they would use low standard valves. Gary Robbins explained this is a reputable company, and we have used their services before. This is only an estimate.

Tom Croghan, 607 Navajo – He reported an incident of a family staying in a unit next to him, if this is allowed when one person is not 55 years of age.

Jack Brownson, 812 Boeing – He asked about the special assessment.

Norm Thiessen, 616 Douglas – He asked if the assessment could be paid with Surepay and the answer was yes.

Bob Brownridge, 413 Boeing – He asked if Qwest is using the trench if there will be additional cost to VO. Doug Gale said Qwest wants a 36" trench and Qwest has offered to work with the contractor making the trench deeper.