

VENTURE OUT AT MESA, INC.
CONDO BOARD MEETING
February 4, 2010 - 9:00 a.m. - Oasis

PRESENT:

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| Gary ROBBINS , President | Carol PERKINSON, Director |
| Gordon KLOFSTAD, Vice President | Denta PERSINGER, Director |
| Marlice FENSKE, Treasurer | Walt JUST, Director |
| Don BOGLE, Secretary | Robert HAYES, Director |
| Dave DeBARRE, Director | Ray COOPER, Social Board President |
| | Mary SCHMIT General Manager |

The Invocation was given by Loras Watters.

PRESIDENT'S COMMENTS – He welcomed the residents in attendance. He acknowledged four Condo Board candidates who were present at the meeting.

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

LOT OWNERS' COMMENTS – The comments follow the minutes.

Moved by Directors JUST and HAYES to approve the minutes of January 21, 2010. Motion carried.

TREASURER'S REPORT – She had nothing to report at this time as the financials have not been completed.

CORRESPONDENCE: (See the end of the minutes.)

SOCIAL BOARD REPORT – President Ray COOPER updated the Board on the transmittal process as there was much accomplished at the meeting on February 2nd.

REPORTS

A report on the Community Center Completion was presented by Director PERSINGER. The results were distributed to the Board and are attached to the file minutes.

The Infrastructure Committee report was given by Vice President KLOFSTAD and is attached to the minutes. This included an update on the meeting with SRP.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Moved by Secretary BOGLE and seconded by Director HAYES to approve a change to Rules and Regulations, Section II, Paragraph 2 a., No. 6, Page 44, to add "landscaping rock" to this rule. Motion carried unanimously.

NEW BUSINESS: (continued)

Moved by Secretary BOGLE and seconded by Director PERSINGER to add to the Rules and Regulations under Section IV, Paragraph 2b, Page 54, the following: “Portable type commercial shade structures, manufactured of fabric-canvas type material. (no pastel colors or tarps allowed) supported with a commercial frame (no home-made conduit/PVC pipe framing allowed) may be used on raised decks. Physical dimensions shall not exceed 100 square feet and maximum nine feet in height supporting frame must be secured to the deck. No side enclosures of any type allowed. All such shade structures must be approved and permitted by the Venture Out Architectural Inspector before installation. Fabric must be removed when owner/renter is absent from Venture Out for an extended period of time.”

Following discussion and comments from Lot Owners (see end of minutes), the motion was tabled to a future meeting.

Vice President KLOFSTAD thanked Manager SCHMIT and her staff for the extra effort during the recent flooding and for having resources available to the residents.

Board Members leaving the Board after three years of service, Marlice FENSKE, David DeBARRE and Gary ROBBINS, gave closing remarks.

The meeting adjourned at 10:50 a.m.

s/ Coreen Renner, Corporate Secretary

APPROVED: 2-25-10

LOT OWNER’S COMMENTS:

Buzz Lien, 607 Aero – He read his comments as Chair of the Safety & Security committee. He is concerned the State of Arizona laws are not being followed in the park regarding bicycles. He asked for immediate compliance of this Arizona law before an accident occurs.

Bob Grubb, 634 Douglas – He spoke regarding communication in the park. He hears various rumors. He spoke of an incident at the Broadway gate and is concerned about security there. He wants to know the cost of VO expenses. He wants answers and better communication. President Robbins explained the communication that is being done and will strive to have better in the future. Financials are posted in the Post Office notebooks.

Russ Morfeld, 806 Debonair – He is chair of the Architectural Committee and explained the reason for the motion to address a shade structure. The architectural inspector does not have a guideline for this and to eliminate a flea market-type atmosphere in the park.

Dick Vance, 522 Debonair – He thinks the park is getting too restrictive on a person’s private property.

Nancy Robinson, 606 Boeing – She asked about those park models who are at ground level.

Laverne Robideau, 113 Douglas – She asked why colors are being restricted on the shade structure.

Ed Konruff, 15 Navajo – He stated he could put one of these shade structures in his back yard.

Dick Nicholson, 4 Aero – He has asked for a screened porch in his back yard and was told he could only have an umbrella.

CORRESPONDENCE:

A letter, signed by several residents, thanked the Board for the new hours at the Post Office and the additional handicap parking spaces in that area.