

CONDO BOARD REPORT

January 22, 2004 CONDO BOARD MEETING

President Houghton's Comments

"Fellow Board members: It is time to look forward and move forward rather quickly with the Community Center project.

Speaking for Larry, Bill and myself, we would like to see our house in order by February 18 when our terms of office end.

Now is the time to make some Board decisions. As one of our lot owners reminded us, "We elected you people to the Board to represent us and to make decisions. You have been working on this project for a year and you are by far the most informed and knowledgeable people in the Park about the Community Center. Just do it."

I am very pleased with the progress of our four subcommittees over these 10 days since the vote. I refer to the Finance Group, working on our loan; the Communications Committee, working on the letter to lot owners and the press release. I also understand they are thinking of a celebration of some sort before our residents depart for home. The Transition Group is working on the numerous considerations related to the activities program, the relocation of people and services, and storage requirements. And finally, the Building Committee is working with the architect, the contractor, the project manager/lot owner rep and our legal advisor.

In closing, I reiterate, while open dialogue with lot owners is a given, let's get on with it and fulfill our fiduciary responsibility."

Manager Mary Schmit's Report (excerpts)

"With the successful vote on the Community Center January 12, the staff and board have stepped into overdrive on meetings with various committees and clubs in order to achieve a smooth transition. CCBG has requested weekly meetings to review design details until such time as the final drawings are complete.

Work is also progressing on solutions for storage for the contents of the Recreation facility and alternatives for the activity offices and post office. The goal is to begin packing up the contents after the last event of the season on April 11, After the season comes to a close the recreational staff will reduce in number to only the core staff members who will be assigned the packing and storage first and during the summer will be assigned the various club facilities for painting, maintenance and cleaning. We will be shutting down utilities in this building as quickly as we can to save this cost...

There has been concern recently about roof rats being sighted in Mesa near Dobson Ranch. They suspect these rats are being spread around the cities by landscaping companies. In that case we can soon expect to see them near Venture Out. The required method of control is to remove the food source (citrus) not only clearing it off the grounds but stripping the trees as well. Local food banks are accepting the citrus.

The recommendations are also to trim landscapes and cut branches away from the roots so that they have few places to hide. Thin bushes, in particular Oleanders. Do not leave pet food outside and clean up pet droppings immediately.

"Ballots for the Annual election have been distributed and those unclaimed will be mailed today."

Social Board Report (excerpts)

President Connie Wray reported: "I would like to congratulate all Board members and residents on the outcome of the vote on the Community Center. To have so many votes cast shows a keen interest and a step ahead for our future.

This sets the Social Board on a challenging season ahead. Every club and club member will be involved in contributing to the transition. Some clubs such as the Poolroom, the Library

and Hams at Heart are directly affected as their club location is in the Center. Many others face the challenge of finding alternate fund raising as there will be no kitchen facilities or dining area. The relocation of the Activity Office alone is a logistical challenge. To address these issues, the Social Board is keeping in contact with the club's executives and investigating alternate accommodation based on a priority schedule. The Activity Director has kept in contact with the Maricopa Health Department to clarify issues relating to food service."

Election Committee Report

Barbara Canning, Chair, reported that 1,539 ballots were counted representing 88% of the lot owners. 86% voted in favor of renovating the Community Center, 32% voted against the project and 1% of the ballots were spoiled. 1,393 ballots were received prior to January 12, while 146 lot owners voted on January 12.

Her Committee of 21 residents made sure all the rules were followed.

The Board agreed with her request that the ballots be destroyed and congratulated Barbara and her committee for a job well done.

Planning Committee Report

Doug Gale, Chair, reported that members of his committee have been meeting with the many users of the Community Center to obtain their input on the design for the new Center. This information has been forwarded to the Condo Board.

The Planning Committee is also committed to providing an updated (final chapter) of the Long Range Plan Report by the end of February.

He urged that CCBG architects be asked to provide preliminary drawings for the triangle from the entrance way to the Community Center based on the input of residents reported in the Long Range Plan Report.

Overnight Host and Hostess Report

Donald and Marnee Bogle reported that they are finishing their third month as Venture Out Overnight Camp Hosts. Today there are 23 of 32 spaces occupied. Some visitors stay for a day or two but many are staying for a month or two. They indicated that the pull through visitors appreciate the personal welcome and that they have had only positive feedback from both visitors and Venture Out residents.

Certificate of Corporate Special Assessment Resolution

A motion to change the CC&Rs in accordance with the approval vote at the January 12, 2004 Special Meeting passed unanimously.

A letter will be sent to residents shortly outlining the assessment payment plans and dates when payments are due.

As of January 22, 2004, \$125,800 has been received in up-front payments for the Building Fund of the Community Center.

"Thermometer" built by Handymen's Club Unveiled

Dave Duncan and other members of the Handymen's Club designed and built an 8-foot thermometer to track the level of cash coming in for the Community Center Building Fund. It has been installed in the lower level of the Community Center and will be updated regularly.

Florence Brownridge

Dave Green