

Condo Board Report February 18, 2004

Real Estate Update - Devon Garberick

Mr. Garberick gave a comprehensive outline of the activities of his office. The details he provided regarding the purchase and sale of property, taxation issues and required paper work, including for those who sell on their own, are of such importance to all property owners, that a separate report is being prepared to be published in a subsequent issue of the Out-Lines.

Comments by Out -Going Directors

Out-going director Merv Houghton's President's Report is included in the Condo Board Annual Meeting minutes. Highlights of his comments are included in the Condo Board Report enclosed. The full text of the insightful comments made by two of the out-going Directors, Larry Figgins and Bill Weiss, are attached to the official minutes of the February 18 meeting located in the minutes book at the Community Center. Highlights of their remarks follow:

Larry Figgins:

Abraham Lincoln observed that "no man is good enough to govern another man without that others consent." These words according to Mr. Figgins epitomize his past three years as part of the Venture Out governance. He is proud of the Board's successful attempts at gaining input from residents and staff prior to making significant decisions. He cited the many initiatives the Board had undertaken early in his tenure, including an improved web site, long range planning, road improvements, changes in Real Estate management, and the appointment of a new general manager. He paid particular tribute to the selfless leadership being provided by the successful General Manager appointee, Mary Schmit. Mr. Figgins is proud of the Board's careful planning that has resulted in further improvement to recreational facilities, recycling, garbage handling, park signs, Channel 11, policy changes, and the many activities available to renters and visitors. While listing potential future initiatives, Mr. Figgins stated that "we are leaving the pioneering spirit of the Great Generation and welcoming the dreamers of the new generation that will soon populate our Park".

Bill Weiss:

Mr. Weiss paid tribute to the many different people he had encountered and worked with during his three-year tenure. He is particularly proud of the process used in the selection of a new general manager and the success of the initiatives following the appointment of Mary Schmit. He credited the focus groups and questionnaires for helping in the creation of our Long Term Plan which has ultimately led to the impending re-construction of our Community Center. Mr. Weiss enjoyed his involvement in the financial matters of the Board, and expressed particular appreciation to the many employees of our park.

General Manager's Report – Mary Schmit

Highlights her report includes:

- planning for the transition out of the Community Center during construction are progressing, including obtaining estimates for the possible lease-purchase of a modular building;
- decision to move the post office into the Arts and Crafts room in the Annex;
- quotes received for storage units;
- identified items for sale and for auction;

- re-location of the ramp to the east side of the building to accommodate the barbecue area;
- removal of rock in the berm to permit re-use;
- initiation of landscaping plans;
- continued upgrading of the park's signage, with emphasis on assisting visitors getting around and out of the park;
- beginning work on the Paddle Tennis court fencing and Ramada;

She thanked the Handymen for designing and constructing the new key boxes for the front office. She reported that a new city pool code may require additional work to be completed on our pools. Ms. Schmit expressed warm appreciation for the exemplary work of President Merv and the two other retiring Board members.

Treasurer's Report – Bill Weiss

Please see the Treasurer's Report in the Annual Meeting Condo Board Report enclosed in the Out-Lines.

Social Board Report - Connie Wray, President

Connie Wray reported that budget meetings will begin in March and Board elections take place March 16. She announced a raffle to be held in the next fiscal year, with tickets costing \$10.00, and the winner receiving a year's Condo fees, paid in full, less cable costs. She also indicated that new fitness equipment is being leased to replace the existing worn-out equipment. It was noted that 75% of residents are members of a VO club and 79% participate in at least one club activity. The library has the highest percentage use. Activities available in the park continue to be a main reason why people purchase in Venture Out.

Overnight Camp Hosts - Donald and Marnee Bogle

Mr. and Mrs. Bogle report that nearly all of the 33 spaces are filled every day. They have hosted a pre-super bowl party, impromptu happy hours, and a very successful "Taste of Lemon" party, all as a means to making guests feel welcome during their time at Venture Out.

Overnight guests continue to be enthusiastic and very involved with the park. Guests have assisted in the kitchen; joined the choir and band; enjoyed our golf facilities; hiked; attended dances, and played racquet sports. At least one couple has purchased a park model while here and others are planning to return.

Mr. and Mrs. Bogle continue to be available to guests to assist them with matters that would otherwise go un-attended.

Norm Thiessen Florence Brownridge