

Condo Board Report April 1, 2004

Construction Up-date - John Steele, Project Manager

Mr. Steele reported meeting with the architect and contractor to measure progress and assess budget implications. The immediate task is to carefully determine what must be included and what is not essential in the Community Center project. In order to assure that all cost details have been thoroughly evaluated, it is estimated that construction will not begin until August 15, 2004.

President's Comments - Lyle Read

Mr. Read reported that the vacating of the recreation hall is proceeding rapidly and that the temporary post office renovations are nearly complete. He congratulated Teresa, her staff and the Handymen for their outstanding efforts.

He reported that property sales were proceeding at a frantic pace with transfers being completed as quickly as possible.

He expressed satisfaction with the Board's recent goal setting exercise and thanked board members for their continuing dedicated work.

Monthly telephone conference calls will ensure that the business of the board will proceed uninterrupted during the summer.

Treasurer's Report - Harold Scott

Mr. Scott reported that notices to lot owners paying their building assessment through quarterly payments were being mailed today.

The Board approved his motion to authorize a late fee of 12%, or \$9.17 for each quarter; to be assessed those owners who do not make their assessment installment prior to the end of a 30-day grace period. This fee will be in addition to the interest charges that will also accrue during the late payment period. This information will be included in a letter to lot owners paying on the quarterly plan. They will receive a statement every quarter.

General Manager's Report - Mary Schmit

Ms. Schmit reported that isolation valves will be installed at a cost of \$1,400 per valve. New valves will be installed where the old ones cannot be repaired.

She reported that that revised post office designs are being studied to ensure acceptance by both our park and post office officials.

Ms. Schmit has had repeated meetings with our project manager and the contractor to ensure that design and cost issues are discussed at the top end of the project and do not come as a surprise at bid time. Discussions with the restaurant/supplier resulted in more potential savings for the new kitchen. The costs to move the Activity Office are well below budget. All these efforts are consistent with our goal to have the Community Center project stay within budget.

Mike Miller and his volunteers will begin removing the stone from around the community center. Residents who wish to use some of the stone are welcome to it, and they are asked to make a donation to the FF&E fund by taking a check to the Activity Office bookkeeper.

The Shuffleboard Club has refinished all lanes at a cost of \$4,000, substantially below the costs of what a contractor would have charged.

Ms. Schmit presented a list of the many clubs and individuals who have worked tirelessly to make Venture Out a better place during the past season.

Social Board Report - Marlice Fenske, President.

Ms. Fenske reported that Ken Canning had been appointed to the board for a one-year term to fill a board vacancy. The Board held a successful orientation meeting and it will not have an April meeting. She indicated that any surplus from the Social Board would be passed on to the FF&E fund.

The Condo Board approved the Social Board's budget for 2004/05, noting that the anticipated deficit of \$9,000 is considerably lower than what was first anticipated. The budget reflected total revenues of \$148,861 and expenses of \$157,605.

Facility Usage Committee - Sue Warren

Ms. Warren reported that all groups who sought meeting space for the coming season have been accommodated. Clubs will receive letters from Teresa during the summer.

Planning Committee - Ed Easton

Mr. Easton sought feedback from individual board members now and subsequently from the Condo Board, prior to completing the final draft in October of its Long-Range Facilities Report.

Post Office Location.

After a thorough discussion involving the Board and residents present, the Board approved a motion that would keep the post office in the Community Center, provided that the design required by postal authorities would fit into the allocated space now available in the Community Center. Should the approved design not fit into the allocated space, the matter will have to be re-addressed.

Other Business

The Board approved the **Summer Schedule**. It is included as a separate insert in Out-Lines.

Next Season, the Board will schedule all of its **regular meetings and work sessions on Thursdays**.

A proposal to establish a **Crafters' Gift Shop** was referred to the Social Board

A draft statement of **Board Goals and Objectives** was presented to Board members for study and assessing a priority rating to each item. A revised draft will be forwarded to management for review and the document will be acted on in October.

A request from the **Paddle Tennis Club** to occasionally begin play prior to 8:00 A.M. was denied due to the disturbing noise to adjacent residents and pull-through renters.

Norm Thiessen

Florence Brownridge