

# Condo Board Report

## January 20, 2005

### Lot Owner Comments

A lot owner spoke for 161 Venture Out Card Players (a list was presented to the President) requesting information about where card players would be accommodated in the new Community Center since their former space continues to be occupied by the Activity Office.

Another lot owner spoke about an incident at the back gate. The incoming gate is closed because of a water leak. He observed a resident trying to enter the park from Broadway use his back gate key to open the outgoing gate. Then he drove into the park. Upon being challenged, the driver said nothing would happen, he would not be cited. The speaker asked that appropriate action be taken when a resident violates the rules.

### President's Comments

President Read, announced that construction of the Community Center has begun. He thanked Ron Chatham and Jean Scribbick of the Planning Committee for planning the wonderful ground breaking ceremony held on January 13. He stated that further walk-throughs of the Center will be scheduled. He thanked the four candidates for letting their names stand for election to the Condo Board. He commented that they would find the positions challenging but also very rewarding. He also extended thanks to all residents for their patience and understanding during this different season. He said words of encouragement have been appreciated.

### Treasurer's Report

Treasurer Scott announced that as of December 31, 2004, \$16,279.79 was owed in regular Condo fees. Thirty-eight owners are one quarter late. As of December 31, 2004, the special assessment receivable for the Community Center totaled \$678,139. During the last quarter alone, 42 lot owners, who were on the quarterly plan, paid in full. Four lot owners are one quarter late.

### Manager's Report

Community Center. Ms. Schmit reported that after the sandblasting and the earth work are completed, the additional foundations will be poured and the walls begin to take shape;  
-the Handymen have been asked to start working with the library volunteers to design and build new shelving and to refit the billiards lights with newer wooden boxes;  
-the kitchen equipment and mail boxes will be ordered shortly;  
-the new audio system will encompass the entire property and to the outside as well;  
-Teresa is configuring her new seating capabilities and determining placement of groups for next season.

Water main break. The water main break has been repaired and as soon as the soil dries out, the hole will be patched. Because the isolation valves have been fixed, the water system for the whole park did not need to be shut down during this problem.

Street sweeper. The street sweeper requires a new engine (\$3,000) as well as other repairs. It is being determined if it is more cost effective to repair this machine or to replace it. Meanwhile, a professional sweeper has been contracted at a cost of \$570.

Thanks to VO staff: Ms. Schmit thanked all Venture Out staff for their extra work during the launching of the center.

## **Social Board Report**

President Fenske reported a good representation at the recent club Presidents/Treasurers meeting. Priority for next season (and perhaps for additional years) will be furnishing the Community Center. Due to a problem with the Bank of America, involving several checking accounts, a decision was made to move all Social Club accounts to Compass Bank. As of March 1, 2005, all accounts will be under one tax ID number with club activity as sub-accounts. These actions will protect VO's Social Club should there be an IRS audit.

All fund-raising travel must now be booked through the Activity Office. A contract with vendors is required including proof of liability insurance.

A transmittal for Paddle Tennis/Pickle Ball was not recommended at this time due to lack of space and existing concerns about noise.

The Handymen were presented with a plaque for their outstanding service to the park.

## **Pickle Ball Request**

A request for an additional pickle ball court was rejected. This action was taken in light of the Social Board's action and until there is an opportunity to study the Planning Committee's Long Range Facilities Plan. Lot owners need a chance to read and discuss the Long Range Facilities Plan. An opportunity for when and how this input will take place will be presented at the next Condo Board meeting.

## **Child-Friendly Proposal**

Director Thiessen presented a preliminary report on implementing Goal 7 Policies, Objective 2: "to investigate means of producing a more "child friendly" atmosphere, particularly during school holiday periods."

Suggestions were made about:

- possible changes in the hours children may use the swimming pools;
- the age children may ride a bike in the park without being accompanied by an adult;
- whether roller-blading (as differentiated from skateboarding) might be permitted;
- whether some children's playground equipment could be considered;
- the possible use of club facilities by children; and
- that we continue to require a driver's license to operate golf carts.

This topic was referred to the Social Board.

**Condo Board Members** expressed their pleasure that the Community Center construction has finally begun.

Florence Brownridge

Norm Thiessen