

Condo Board Report

February 3, 2005

The final regular board meeting and work session for President Lyle Read, Treasurer Harold Scott, and Communications Director Florence Brownridge was an extraordinary one. It featured lively debate, enthusiastic and extensive resident involvement and ended with significant financial decisions which will help pave the way to the completion of our new community center.

Lot Owner Comments

A lot owner expressed frustration over the lack of hard data available regarding the building project, particularly as it relates to the clarification of rumors.

Another lot owner requested that efforts be made to have one of the construction fences moved back in order to permit one-way vehicular traffic in the post office area. She was informed that a similar request had been made earlier and had not been possible. In light of the heavy construction equipment, it seems unlikely that this accommodation can be made.

President Read requested that comments with respect to the completion of the Community Center be reserved for the work session immediately following the noon recess of the regular meeting.

President's Comments

Mr. Read reminisced over the many challenges the Board had faced during his presidential year. He expressed optimism for the future of the Condo Board leadership in light of the dedication of existing Directors and the quality slate of candidates competing for the soon-to-be vacated three positions. He voiced particular appreciation to his wife, Joyce, to the park manager, Mary, and to corporate secretary, Coreen, for their unflagging support during the past year. He indicated appreciation to the many residents who took time to communicate with him and the Board.

Mr. Read received a warm and well-deserved ovation from the people present at the meeting.

Manager's Report

Ms. Schmit reported that the construction work is well underway despite the recent wet weather. Footings are being poured, stub walls will soon be erected, and the concrete columns supporting the new roof will shortly take form. Weekly construction meetings are continuing to deal with the final items required by the city.

Ms. Schmit reported that Concord had provided a digital printout of the square footage available in the new building. The multipurpose room has a square footage of 1120 and the room directly behind the stage is 1598-sq. ft (less 400 for chair storage) leaving 2300-sq. ft. to offset the 1800-sq. ft. the Activity Office is currently using. Additionally, the coffee shop will add another 860-sq. ft. of usable space. The main dining room is expanded to 7184-sq. ft., double what we had before. Ms. Schmit expressed optimism that the Activity Director will be able comfortably to fit in all the various classes and meetings required for the upcoming season.

The Handymen, with the librarians, have laid out an attractive new library, which will be nearly double the size of the previous facility. Shelves will be fabricated this season for installation in October.

The street sweeper continues to be evaluated. In the meantime, a contractor has been engaged to sweep the streets at a cost of \$570. Preparation for the annual maintenance budget is underway. A normal summer will see the completion of \$30,000 to \$40,000 worth of street and other repairs.

Correspondence

Several more letters were received favoring a full hardwood floor for the auditorium. A letter from the residents of 600 Navajo requested immediate action to repair the deterioration of the pavement on their street. The maintenance manager agreed that the street needed re-surfacing but cautioned against any immediate action because the equipment and work needed would make the street unusable for its residents. He indicated that repairs of this nature usually occur during the summer. The condition of all streets in the park is being evaluated.

The Board approved the construction of an Arizona room on a smaller pie-shaped lot.

Social Board Report

An active social agenda is continuing despite the weather and limited available venues. Clubs should put in requests now for meeting space for their functions for the up-coming new season. Club budgets are due by Feb. 18.

Planning for a week of activities celebrating the opening of the new Community Center is underway.

The Social Board called for residents to let their names stand for a seat on the Board.

Sign Committee

Florence Brownridge reported on the success of the signage program, including larger park directional signs, specific activity area signs, and more than 125 new lot owner signs. She suggested that a large back-lit sign should be considered for the new Community Center when the construction of the Center is completed. She requested approval of a small two-sided freestanding sign for both swimming pool areas advising that pool users must shower before entering any pool and that diving and jumping into pools is prohibited.

Broadway Gate

Ron Taylor, supervisor of park security, again requested residents to be vigilant when entering the park by the Broadway gate. Uninvited solicitors and “shady” vendors are sneaking in behind cars entering the gate when the driver does not wait until the gate closes. It was noted that during the recent gate shutdown, very few complaints of unapproved solicitors had been filed in the office. Exiting the park one car after another, while not posing a security problem, is not recommended as it may result in damage to the car or the gate mechanism.

Brick Project

This project will allow residents to purchase bricks engraved with their name to be laid on a prominent pathway into the Center. This project is unique in that it will provide an opportunity for a permanent reminder of the efforts of individuals on behalf of Venture Out. Details of the project will be announced shortly. Director Norm Thiessen and past president Clancy Stouffer will co-chair this important fund-raiser for the Community Center.

Auditor’s Report

Treasurer Scott reported that most of the recommendations of the Auditor’s report been implemented and that the business practices of our park meet the required expectations.

Camp Hosts

The camp hosts, who are technically park employees, were granted permission to complete their year as hosts, despite the fact that they have just purchased a park model in Venture Out. They will continue to reside in the pull-through area. Park host generally are not permitted to reside in the park.

Work session and completion of Business Meeting

Manager Schmit provided a detailed forensic analysis of the financial and managerial history of the Community Center project. A summary of this report is attached. The following issues were discussed in detail at the work session and ratified when the Board's business meeting was re-convened.

- i) The heating and cooling equipment for the new Community Center can be appropriately funded from the MMR fund in that the equipment in the old center was to be replaced. The Board approved the purchase of new equipment, in the amount of \$362,000 with the funds to come from the MMR fund.
- ii) The handicap ramp can be deleted as the new center will have two elevators.
- iii) It was pointed out that very few buildings in the Mesa area have ramps, and ramps are not required by regulation. The Board approved the elimination of the ramp at a cost saving of \$48,000.
- iv) The Board approved the use of maple hardwood for the central auditorium floor area instead of laminate material. The cost of this hardwood floor, lying on a base of 3/4" plywood will be similar to the estimated cost of the laminate material.
- v) The question of whether an 18' perimeter of carpeting should be retained as in the current plans elicited extensive audience reaction. All speakers favored a full hardwood surface. The President reported that there are absolutely no more funds available to cover the additional \$35,000 required for the full hardwood floor. After much discussion, the Board approved a motion that it would support a full hardwood floor provided that the necessary funds could be raised by donations prior to Feb. 18. If the funds are not raised, the Board will retain the present plan of a central hardwood floor surrounded by an 18' perimeter area of carpeting.
- vi) After having made the above decision in order to meet the \$4M cost of the community center, the Board will be considering a one time \$50 per lot special assessment. Such an assessment is allowed in our by-laws without going to a full vote of all lot owners.

Norm Thiessen

Florence Brownridge