

Highlights from the Condo Board Meeting, March 17, 2005

Treasurer's Report

John Jones reported that the 2005/06 budget process is well underway with several board working sessions already completed. The budget, including the setting of the 2005/06 condo fees, will be ready for final board approval at the March 31, 2005 regular meeting of the Board.

Construction Engineer's Report

John Steele described a recent problem where a column form gave way causing the cement contractor to have to repair the form, clean up the resulting debris, and begin the column anew. Although unfortunate, the mishap did not cause any undue delay in the project or additional expense to the park.

Mr. Steele expressed satisfaction with the progress of the project and is anticipating a September completion.

General Manager's Report

Mary Schmit added to the construction report that the walls for the billiard pod and elevator shafts are progressing well. Installation of the old elevator in the north shaft will begin shortly. 60' lengths of steel will arrive by truck in early April. Assembling and raising this steel to form a new roof will finally give residents an idea of the scope of the new building.

Ms. Schmit reported that real estate sales continue to progress well with only 16 listings remaining at the present time. 61 properties have been sold or are in escrow. Only two years ago, we had 110 listings.

Rentals, which are up by 11% over last year, are very labor intensive. Prior to leasing, all units must be checked and inventoried, professionally cleaned, landscape cleaned/trimmed, insurance coverage checked, and the unit power washed. The rental agent must resolve all issues between tenants and owners, mail out checks and copies of all bills, and finally do an inspection for damage and cleanliness. While Venture Out makes a little profit off this operation, it is largely done to accommodate our owners and to introduce new potential buyers to the park. 75% of our new residents were first renters at VO. Street repair costs have been submitted to the budget meetings. 900 Douglas is a priority but the standing water problem cannot be resolved without a major, costly re-grading. Consultants advise that periodic repair makes more economic sense than a major re-grade.

SRP Report

Jerry Formsma reported that the SRP Committee is recommending that the Board accept Option 3, (placing the primary line underground on the front streets), as a means to secure agreement with SRP. This acceptance is subject to SRP immediately rescinding the temporary hold on relocating pedestals and that the location of cables, pedestals, and transformers remain open to negotiation. The Board accepted this recommendation.

Rule Change

The Board approved a rule change that permits a freestanding awning to be 13 feet in height rather than the existing limitation of 10 feet. This action was taken to accommodate the changing heights of newer and larger RV's and is consistent with other neighboring parks.

Metal Roof

The Paddle Tennis/Pickle Ball club will be asked to remove the metal roof from the shelter in the paddle tennis/pickle ball area in that it is contrary to existing regulations.

Highlights from the Condo Board Work Session, March 10/2005

Park safety and security was the topic of discussion between residents and members of the Condo Board.

The meeting was informed that from the beginning of this season to date, 133 incident reports have been filed. Among these were 55 for 911 medical, 11 for theft, 7 for accidents, and the remainder for damage after storms, water leaks, dog problems, noise, etc. The 11 for theft, although minor in a community of 1749, did include the loss of a trailer from the storage area.

145 violations were reported, 99 of which related to improper vehicle parking and the remainder for speeding, weed control, and CC&R violations.

Ms. Schmit reported that security has always been an issue in the park. RV contents theft was once an issue but has been basically resolved by the installation of lights. The security of the Broadway gate continues to be a perceived problem. The front entry design is a potential security problem. Since the addition of the speed control person, the number of complaints about speed violations have reduced dramatically. Currently the park spends \$220,000 annually on security, which provides two security people per shift, uniforms and vehicular support. She pointed out that the level of security is generally proportional to the budget available for this purpose and that the board and residents must decide how much security is necessary.

Board members and residents suggested:

- a careful monitoring of the Broadway gate as a means to determining the size of the problem;
- more and better signage indicating private property and the possibility of prosecution;
- closing the Broadway gate as an entry into the park for a trial period;
- keeping the Broadway gate open but to better educate residents using it about security risks;
- re-programming the plastic entry cards annually;
- use of a single annual wind-shield sticker to replace the present VO/year stickers; and
- to better secure the street gates leading into the RV storage areas

The general consensus of the meeting suggested that security in the park is generally adequate, although immediate priority should be given to continue to keep the Broadway gate open for entry in a secure way and that measures be taken to better secure the outside street entry into the RV storage areas.

Submitted by Norm Thiessen and Ron Luciuk, Communications Team.