

# Condo Board Report, October 20, 2005

## Resident's Comments

A resident, active in planning bus tour excursions to places outside the park, sought the Board's and the meeting's support to influence the Social Board's policy respecting the pick-up and drop-off of tour passengers on Venture Out property. The Social Board, in accordance with the park's insurance requirements and attorney advice, currently insists that all tour companies obtain written permission from the Activity Office prior to having tour buses entering Venture Out premises. The Social Board, which relies solely on club sponsored fund-raisers to support Venture Out activities, routinely provides pick-up and drop-off approvals for all tours, excepting where a non-club sponsored tour is in direct competition with a Venture Out Club-sponsored tour. The resident would see that no preference be given to club-sponsored tours, with all competing tours being provided equal access to our premises.

Other residents raised concerns regarding the occasional excessive chlorine content and power of water jets in the hot tubs; the need to trim blossoms to the height of perimeter walls to reduce the amount of blossoms blowing into heating/cooling units; coordination of color tones in all VO facilities; and the difficulty in contacting park security during power outages.

## President's Comments

While expressing satisfaction with the current status of the new recreation center, Mr. Green cautioned residents to be patient as we enter the final stages of interior construction and landscaping. He recognized the work of all the many people who have brought the project to its present stage. He particularly appreciated the work of Teresa and her groups for maintaining activities without the availability of a recreation center and to Mary and her staff for their exhaustive efforts in keeping the park running while tending to the additional demands of construction.

## Manager's Report

Ms. Schmit provided a detailed report of this summer's work activities. Highlights include that:

- with the cooperation of Concord Construction, efforts at meeting a Nov. 11 opening date are on a tight schedule. The single biggest factor is the completion of the ballroom floor which cannot be laid during periods of high humidity. Resident's tours will not be available for the time being due to the nature of flooring and finishing work currently underway;
- the "S"s on the building are there to provide identification for emergency services as is required by the city. The colors may need to be somewhat muted;
- other than for a few minor adjustments, the building is in full conformance with Maricopa County health requirements
- the purchase of furniture is well underway. She encouraged residents to become involved in the "Walk of Fame" brick purchases as this is a primary source for needed additional funding;
- the work of volunteers has been invaluable. Residents have given freely of their time to meeting Post Office requirements, completing library shelving and poolroom requirements, advising on audiovisual installations and will be doing the "Walk of Fame" brick-laying and the setting up of the library.
- the cost of building materials continues to escalate. It is estimated that if the project were to be started today, the budget would have to be in the \$7 million range instead of the \$4 million currently in our budget;

- maintenance has had a productive summer including the completion of new golf cages, new grass in the area of the new cages, landscaping and a sound barrier around the paddle/pickle ball courts, re-carpeting of two bocce ball courts, street repairs, new decking and hand rail installations in pools, sign replacement, as well as various regular and routine maintenance projects;
- security staff has re-wired all the buildings in the park and installed new security gates along Higley. All services are now with Protection One and Southwest Video. New cameras at the gates allow staff to observe and hear anything that transpired at the gates. Security staff was heavily involved in managing damage control as a result of the summer monsoon rain storm in checking over 300 units for water damage. Weed control has been more onerous than usual as a result of the added moisture;
- real estate completed 74 sales last season, resulting in \$95,000 added revenue to the park. This year is currently on track but is expected to level out as fewer units will be available for sale. Prices are increasing on the average of \$4,000 to \$5,000 per unit;
- rental department has 86 units for rent and demand is far exceeding the supply. Prices for rentals are increasing;
- accounting reports that more owners continue to pay off their special assessments with \$448,000 remaining from the initial \$800,000 borrowed in order to initiate the building project. The annual audit was successful and we await the final report;
- recreation department has already booked 195 club fund-raisers and 293 recreational events. They arranged a successful summer of potlucks, luncheons, outings and evening dinners;
- administration had the busiest of summers on record with dealing with the many demands of their office. The construction related staff have worked through weekends in an effort to bring the building to completion within expected timelines. Concord Construction and their management staff have been particularly diligent in their efforts;
- the Board has maintained close contact with administration through E-mails and summer teleconferences, providing advice and encouragement when needed.

### **Social Board Report**

Ms. Fenske expressed satisfaction at returning for a new season and encouraged volunteers to contact the Activity Office. Many hands will be needed as we occupy the new recreation center as soon as the Certificate of Occupation is obtained. Training sessions for the new kitchen equipment will be organized. A final food handlers certification session is being planned.

### **Other**

All Board members expressed satisfaction at returning for another season and for the work of the staff in attending to the many details of park management. Individual members expressed their readiness to deal with the continuing issues that first had been raised in March and the need for the Board and residents to work in a cooperative and supportive manner.

Submitted by Norm Thiessen and Ron Luciuk, Communications Team.