

Highlights of the Condo Board Meeting of December 1, 2005

President's Report

Mr. Green expressed satisfaction with the opening of the Recreation Center and with the number of people who have been using the new facility. He announced that a committee was being structured to provide informed advice on the reliability of swim diapers for toddlers. He also reported that hearings had taken place respecting the 55+ occupancy restrictions and amicable solutions had been found. At least two more such hearings are expected. Mr. Green announced that a Board work session to deal with potential amendments to its By-laws will take place on December 8. Residents are welcome to attend. A Town Hall meeting is scheduled for 7:00, December 13.

Manager's Report

Ms. Schmit reported that;

- The final elevator inspection is expected to occur on Tuesday, December 6
- Panic doors, as required by the city, will be installed shortly
- The new post office is now operational
- Residents should not adjust thermostats in that it may cause damage to the equipment,
- Walk of Fame bricks will be laid shortly
- Bike racks are being set up
- The tracking in of gravel into the new Center may be a problem and that more cement work may be necessary,
- Medical emergency 911 buttons are being installed so that a resident requiring emergency services need only to depress the button thereby immediately alerting the main gate and emergency services
- Wire-less Internet services are now available in the pull-throughs and the effectiveness of these services will be monitored with a view to future extension within the park

Ms. Schmit again expressed appreciation to the Handymen and the many volunteers who have assisted in making the new Recreational Center available for use to residents.

Residents' Comments

Members of the duplicate bridge club expressed dissatisfaction with lack of locked storage areas, computer access, and general amenities available in the space being allocated to them. A resident wished to see greater detail in the Board Meeting agenda so that residents might be better informed of the issues currently under consideration by the Board.

A resident asked the Board to concentrate on the prevention of future violators of the 55+ restriction rather than on individuals who may be currently not in compliance.

Several residents expressed opposition to any changes in the hours when supervised children are permitted to use the swimming pools.

A resident expressed concern over the fact that the ladders attached to some motorhomes parked near perimeter walls may provide easy access to persons wishing to scale these walls.

Treasurer's Report

Mr. Jones moved the acceptance of the external auditor's report. He indicated that the auditor expressed satisfaction with the Board's accounting practices and that no accounting adjustments need to be made. The balance sheet provided by the park's accounting staff was affirmed as an accurate reflection of the park's financial status.

Social Board Report

Ms. Fenske encouraged residents to support the Christmas Angels program on behalf of needy children. She hoped that residents would show patience while the new Center is getting into full operation and that residents continue to support the fund-raising efforts of clubs.

Walk of Fame Brick Project

Mr. Stouffer reported that 667 bricks had been sold to date and that the first bricks will be laid shortly. He asked residents to continue to support the project as the funds are badly needed to complete the furnishing of the Center.

Swimming Pool Hours

The following motion was approved by the Board: "Pursuant to Section VI, Article 7 of the Rules and Regulations of Venture Out, it is moved that the Manager, in consultation with the Activity Director, be requested to change the hours of pool usage for supervised persons under 16 years of age in order to provide access to them to at least one of the pools from 11:00 am to 7:00 pm daily, unless the pool is in use for other organized activities. This change is for two trial periods, one to coincide with Christmas Break and a second trial period to coincide with Spring Break."

Home Owners' Contingency Fund

The Board approved a \$118,000 increase in the home owners' contingency fund in order to ensure the completion of the Community Center. These funds will come from the MR&R fund and will be restored to that fund.

What's On Your Mind?

Individual Board members raised the following issues;

- A process needs to be developed where residents may provide constructive suggestions respecting the Community Center without having to deal directly with busy management staff
- The Board needs a special committee to do an in-depth assessment of the issues respecting set-backs and the remodeling of park models, Arizona rooms and sheds
- Residents should be encouraged to carry cell-phones for safety and security reasons
- The Board needs to develop a clear vision of the future for Venture Out so that issues critical to the park can be dealt with in an orderly manner
- Residents should assist the nomination committee in finding suitable candidates for the three upcoming March vacancies on the Board
- Residents should ensure that the areas between park models are kept free of vegetation and debris so that access of emergency personnel is not impeded

Submitted by Norm Thiessen and Ron Luciuk, Communications Committee