



Highlights from the Condo Board Meeting, March 2, 2006

President's Comments

Mr. Thiessen expressed his appreciation of the honor of being selected as Board President for 2006-2007.

A special thanks was given to all residents who attended and supported the Board update on the 55+ ruling and petition which was circulated. Mr. Thiessen advised that the petition seeking to recall three Directors is legally invalid because there were insufficient signers. No further Board action is required.

He also reported that enforcement of the 55+ Age Restriction in our Condominium Declaration is proceeding with the support of legal advice. In the case of Mr. Jerry Mozel and Mrs. Leslie Randall, 426 Merlin, the Board offered a reasonable out-of-court settlement but this was rejected by one of them on March 2nd and therefore VO is pursuing immediate court action to enforce the ruling. In another case, Mr. Phil Skrepnyk and Mrs. Elaine Skrepnyk, 908 Luscombe, have signed an out-of-court agreement which requires them to leave by March 5th or they also will face immediate court action. In a third case, further facts are being verified before proceeding to court.

Mr. Thiessen also announced details of an upcoming important Work Session which is open to Owners.

Thursday, March 16th in the Oasis, a special Work Session will involve residents and Directors in small group discussions dealing with three urgent matters:

- (1) approximately 9 to 9:45 am. How to handle the situation where an over-55 spouse dies and a surviving under-55 spouse wishes to continue residing in V.O. (Article XIII, J of the Condominium Declaration).
- (2) 9:45 am to 10:30 am. How to regulate the use of Owners' Lots to provide "professional services" for other Owners (Article XIII, I of the Declaration).
- (3) 10:30 am – 11:15 am. In view of noise complaints, what restrictions, if any, need to be imposed on Pickleball?

General Manager's Report

Ms. Schmit reported that cost estimates are being obtained for budget consideration for the coming year. Just a few of the items are:

- Completion of the bar-b-que area on the southwest side of the Community Center.
- Routine street and tennis court repairs
- Exterior painting of certain parts of the annex building to match the Community Center.
- Resurfacing the West Pool, and some kool deck replacement on the East Pool
- Additional lighting in the Pet Walk area
- Refurbishing the cab of the original elevator which is now in the lobby
- Completing the ceiling and floor of the Sonoran Café

The Community Center punch list items are being reduced down, and the construction account will be closed and final payment made only when all items on the list are resolved.

The Paddleball/Pickleball roof design is being drafted by a professional to satisfy city requirements.



Highlights from the Condo Board Meeting, March 2, 2006 *continue*

An alternative design for the proposed upgrade of the Hobby Shop restroom is being considered, a sketch of which is being posted at the Hobby Center for comment.

Larry Rives, Security Chief, presented a report on possible ways to resolve the problems of the Broadway gate. His recommendation is to purchase and install a quick drop gate ahead of the existing sliding gate. The Board will consider his proposal.

Residents Comments

A resident asked why the Poolroom Club was required to clean the room. The resident also stated that since the Poolroom windows are untinted, they should have coverings supplied. The resident also suggested that the restrooms next to the poolroom have more stalls.

The Pickleball Club president gave a report on a survey of area residents conducted by that club, and requested that the hours of permitted play be extended.

A resident suggested that control of the 55+ Age Restriction might be improved if lot ownership, as well as occupancy, was also restricted to 55+ persons.

Another resident asked whether he could become an employee of the Park in the safety group. President Thiessen pointed out there can be problems with employing residents, particularly in a park like Venture Out where there are so many unpaid volunteers.

Correspondence

- Letters addressing the following issues:
- Abusive behavior of staff to residents and vice versa*
- Various questions regarding the Age 55+ Rule
- Various concerns over the construction of the new Community Center, employee salaries and other matters*
- Security at the Broadway Gate
- Possible construction of large concrete checker/chess boards in the cement around the Community Center

*written replies have been given to these items.

Social Board Report

Ms. Fenske reminded all residents of the Social Board Annual Meeting on March 21st. New Social Board Directors are being elected, and as each owner-spouse is entitled to a vote, both should cast votes. Absentee ballots may be picked up, beginning Monday, March 6th at the Activity Office. You must wear your badge to be eligible to vote.

Ms. Fenske also reported that the Social Board has authorized the upgrading of the Electronics Building security card system.

Submitted by Sue Warren and Alan Wilkinson, Communications Team