



# *Highlights from the* **Condo Board Meeting, November 2, 2006**

## **President's Report**

Mr. Thiessen welcomed all to the meeting, especially our newest Board member, Jean Scribbick, who later in the meeting took the oath of office. He reported that Director Sue Warren would be returning at Christmastime, and thanked Harold ("Scotty") Scott for faithfully signing checks over the summer while acting as interim Treasurer.

Mr. Thiessen provided follow-up information on matters raised by residents at the previous Board meeting: the poolroom age restriction has been referred to the Social Board; a questionnaire will be circulated to residents concerning swimming pool hours during vacation periods; and Condo meetings will have to continue in the Oasis since there is no other suitable room available. He also urged residents who wish to use a portion of their units to provide services to other residents to register, if they have not already done so, through the Administrative Office, as required by our governing documents.

As to the Osborn/Pinney Age 55+ legal matter, he reported that two matters remain outstanding: the formal issuance of the permanent injunction against Osborn's living at 222 Debonair and the awarding of reasonable legal costs in favor of V.O. Mr. Thiessen reminded everyone of the important Work Session involving residents to be held November 9<sup>th</sup> at the Oasis dealing with weed control and palm tree skinning. He also advised that the members of the Condo Board and the Social Board will meet on November 16<sup>th</sup> for a get-to-know-you-better event, for the purpose of enhancing the interaction and work of these two groups.

## **Manager's Report**

Ms. Schmit reported on the success of the V.O.'s new vehicle and badges sticker program, which has incidentally uncovered some fascinating, if not downright bizarre, improper situations, which are now rectified.

She reminded those planning third party rentals to be sure to get the necessary paperwork to the Administration Office in advance of the arrival of the renters to avoid potentially serious registration problems.

Ms. Schmit urged residents to become familiar with the location of 911 phones, 911 buttons and other emergency facilities throughout the park. An awareness plan is being developed.

Major off-season projects, such as the outside concrete at the Community Center, are being finished up. Other significant work recently completed includes the trimming of trees along 900 Aztec.

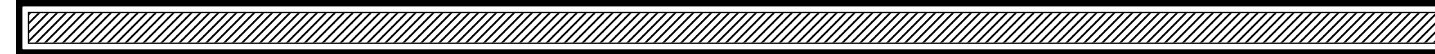
In storm damage news, the Softball Club and Handymen will try to refurbish the batting cage, and the owner of 601 Merlin has finally started repairs on his unit.

The Park's governing documents ("CC&R's") are now available on-line and may be downloaded from [www.ventureoutrvresort.com](http://www.ventureoutrvresort.com). This should be especially helpful for owners to check on changes during the season to our Rules and Regulations.

Ms. Schmit suggested people may wish to congratulate PJ, in the Administrative office on her 20<sup>th</sup> season at Venture Out.

## **Residents' Comments**

Residents raised comments on the following: whether having an audit committee is worthwhile; traffic violations of bikers; whether "Beverly's Travel" is "Pinney" of the Osborn/Pinney lawsuit; whether the Park needs to have a minimum number of overnight spaces to be considered a RV park and whether the 55+ rule applies to overnights. Brief answers were given to these matters.



#### **Treasurer's Report**

Mr. Formsma reported that the higher fee for late payment of our quarterly assessments has cut delinquencies to one-third of the previous rate. He also advised that the required periodic study used to determine how much should be raised annually to fund major repairs and replacements cannot be done by the previous preparer as it is out of business. New bids are in the order of \$10,000, significantly higher than our budget for that item.

#### **Social Board Report**

Ms. Hanks reported that all club treasurers will meet with the Social Board to review required procedures for money handling. The Social Board will also sponsor a work session to review whether one or more monitors should always be present for safety purposes during club activities.

#### **Canadian Owned Rentals**

Mr. Thiessen advised that since the V.O. Rental Office must withhold and forward to the I.R.S. 30% of the gross rentals paid to Canadians, Canadians may find it better to make their rental arrangements directly with their lessees. The Rental Office has contacted existing clients regarding this. Owners and lessees of Canadian-owned property should consult with their tax advisors regarding their obligations.

#### **Overnight RV Area**

Mr. Gale presented a verbal report, supplemented by overhead visuals, of a review of the usage and effectiveness of the RV overnight area (pull-throughs). Other members of his working group were Mr. Rick Paylor and Mr. Jim Raymond. After considerable fact-finding and review, the group considered four options and concluded that the most viable one is to upgrade the existing area. This would include reducing the number of spaces from 33 to 28, widening existing spaces, increasing utility services, centralizing garbage pickup and providing a pet area.

#### **“Golden Corridor”**

Mr. Jerry Small, a member of the Planning Committee, presented a verbal conceptual report on possible changes to the Park entranceway and contiguous areas. This phased plan would include alterations in the incoming traffic flow, a relocated staff parking area and a reduction in the number of RV spaces. Also, if in the distant future the paddleball/pickleball courts needed to be moved elsewhere, their concrete pads could form the bases for new buildings which might include space for administration, fitness, or other activity rooms. Mr. Small displayed a large plan of the proposed area.

#### **Town Hall Meeting Date – Communications Technology Committee**

The Town Hall meeting scheduled for November 14<sup>th</sup> was postponed to Tuesday, November 28<sup>th</sup> to allow ample discussion on the TV cable contract and other matters. Ms. Carol Perkinson and Mr. Ken Dowlin were added to the Communications Technology Committee.

#### **Third Party Rental Agreement Registration Fee**

The Board changed the rental agreement registration fee of \$25.00 to apply only once per year per lot, effective July 1<sup>st</sup>, 2006. In cases where the rental form is not complete or the owner needs to be contacted concerning badges or keys, an additional \$25.00 will be levied. It was also clarified that a third party rental agreement includes those where no payment is made to the owner.

#### **Penalty for Late Payment of Condo Fees**

The Board added a rule to automatically extend the latest “on time” date to the next business day when the latest “on time” day falls on a Sunday or other holiday.