



Highlights from the **Condo Work Session, November 9, 2006 and Condo Board Meeting, November 16, 2006**

Work Session

The work session dealt with two matters: control of summer weeds, and palm tree skinning. As to weeds, there were many comments and interesting suggestions offered by the approximately 80 residents who took part. There seemed to be a consensus to leave the primary responsibility for control in the hands of lot owners, but to help them fulfill this obligation management should compile a detailed list of procedures that both owners and management should undertake. As to tree skinning, it was generally felt that it would be most efficient if the Park assumed responsibility for skinning. Management is soliciting bids for a catch-up program which might be completed this winter.

Condo Board Meeting

President's Report

Mr. Thiessen urged the lot owners present and their neighbors to consider standing for election to the Condo Board to replace the three soon-to-be retiring members. He asked that the chairman of the Nominating Committee, Earl Herring, be contacted.

Mr. Thiessen advised that the Owners' comments made at the November 2nd meeting have been referred to the appropriate committees for follow-up.

He then paid a special tribute to Mary and Clancy Stouffer, referring to all the changes they have been a part of in over 32 years in the Park. He mentioned Clancy's service as a Board member and President in the late '80's, and the enormously successful Brick Project in recent years which has raised nearly \$100,000 to help furnish the new Community Center. Those present responded with a standing ovation.

Mr. Thiessen outlined a number of forthcoming meetings, including the Tuesday, November 28th Town Hall meeting at 7:00 p.m., which will deal with the cable TV contract and other matters, and a tentatively scheduled Work Session at 9:00 a.m. on November 30th, which will deal with the Community Center wall decoration (see below). The Board postponed the Town Hall meeting scheduled for December 12th to Wednesday, January 24th. This meeting will solicit lot owners' suggestions regarding the priority of improving the front gate area, upgrading the RV pull-through area, and completing a new pod.

Manager's Report

Ms. Schmit reported on the results of the survey concerning special children's swimming pool hours during Christmas and Easter breaks. There were about the same number of people supporting each of the two options. In addition, supervision by Park personnel may be required since some children are frequently not well supervised by their parents/grandparents. The Board will make a decision on this at its next meeting.

Mrs. Schmit gave further details on the weed and tree issues discussed at the Work Session noted above. More information, including cost estimates, is being assembled and will be further discussed by the Board.

She also advised of action taken to stop a contractor from using a dry saw on concrete which was creating copious dust. Anyone who sees such nuisances should immediately contact the Administration or Security offices.

Lot Owners' Comments

Comments concerned: poor vision due to trees at an Aztec intersection; whether the \$25 rental fee applies to guests within a unit already occupied by a 55+ owner (no); swimming pool hours; and danger of spraying for weeds near fruit trees. Mr. Thiessen answered or commented on these items.



Treasurer's Report

Mr. Formsma reported on the financial results for the quarter ended September 30th. Totals for both revenues and expenses were very close to budget. There were three or four cost overruns, but these were largely offset by some favorable variances. The Reserve Fund for major repairs, maintenance and replacements stood at \$253,615, which is lower than typical. The quarterly revenues for this fund are approximately \$90,000.

Manufactured Homes Report

Mr. Jerry Small of the Planning Committee gave a brief update concerning possible placement of manufactured homes in the Park. Although the square footage would be approximately the same as a current Park unit (including AZ room and shed allowance), the city of Mesa would require Venture Out to be rezoned from an RV park to a manufactured homes park. The resulting requirements for setbacks and street widths would seem to be impossible for V.O. to meet. Some Board members observed that some other RV parks, perhaps due to special circumstances, seemed to be able to accommodate some manufactured homes.

Community Center Mural Report

Mr. Gale reported on behalf of his committee on the work done to date on reviewing the two proposals for a wall decoration for the large wall in the lobby of the Community Center. The proposals are quite different. Either would cost the Park about \$2,000. The group has identified a number of concerns and suggestions and will meet again with both artists before making a final report to the Board. A work session in the community center foyer on November 30 will seek resident opinion.

Flood Damage Committee Report

Mr. Gale reported on the work done to date by his committee to try to determine how the recent flooding occurred and where water entered the units, and to evaluate the current drainage system. The committee analyzed the drainage report prepared by Brad, Aulerich & Assoc.; carefully examined the principal flood area; interviewed the affected lot owners individually and met with them as a group; and examined the inputs and outputs of the southwest and southeast retention basins. The committee's recommendations at this time include having Management obtain additional technical information, address various flood mitigation suggestions that have been identified, and develop a plan for action during major storms.

Infrastructure Committee Report

Mr. Formsma reported that SRP recently sent the residents of 900 Navajo a letter stating that SRP will be replacing the electrical cable in that area. No mention was made of any charge to the owners or Venture Out. SRP has been billing residents a design fee when pedestals are relocated. Although Venture Out is not involved in these billings, the Committee would like residents who receive them to inform the Chairman or a member of the Committee.

The Committee believes it is now timely to reconsider the water separation project as a means to saving money on park bills. A special report made in 2002 which recommended water separation probably needs to be updated. The Committee will first check with the city of Mesa to see if physical separation is still required, rather than simply monitoring consumption estimates, in order to achieve the savings.

Other areas being reviewed are telephone, sewer, drainage, street lighting and easements.

Activity Office Location

The Board requested the Planning Committee to review all options for moving the Activity Office to a location more convenient for the users. The Activity Office was originally to be relocated to the pod which has not been built.

Approvals in principle of projects

The Board approved in principle four proposed projects and passed them on to the Planning Committee. These are: a storage shed for the pet walk area; a sun shade/shelter at the pickle ball/paddle tennis courts; a shade canopy between tennis courts 1/2 and 3/4; and a replacement for the hiking club's shed destroyed by the summer storm. The Board declined to approve a proposal for a plaque honoring past Condo boards and a proposal for plaques and a fountain honoring deceased residents for whom memorial contributions were made.

Submitted by Alan Wilkinson, Communications Team