



Highlights from the Condo Board Meeting December 7, 2006

President's Report

Mr. Thiessen responded to two matters recently raised by residents. Furnishing a stamp machine in the Park is of no interest to the Postal Service, the Condo Board or the Social Board based on expected minimal usage as in the past; stamps are readily available at local grocery stores. Secondly, a brief legal opinion advised that it would not be possible to take action designed to prevent or discourage Park occupancy by people who work, as opposed to those who are fully retired.

Mr. Thiessen explained that although the Board may make decisions later in the meeting to place certain matters on the ballots for the February annual meeting of Lot Owners, that does not mean that the matters have been decided – that is the job of the Lot Owners. Morning coffee and donut sessions will be held in January at times to be announced to explain the proposals, and to answer questions about them.

The matters of specifying exactly the rights, if any, of a surviving spouse under 55 to occupy a unit if his/her spouse dies, and the efficient registering of guests under 55, are being actively worked on by the Board. These matters are surprisingly intricate. In the meantime, each case will be judged on its own merits as presently permitted by our governing documents.

General Manager's Report

Mrs. Schmit reported that Owners of overhanging trees are being advised to attend to them, but many have not arrived for the season. Under new AZ legislation, defined information must be exchanged through formal notices using timelines which extends the process significantly. Able Landscaping will trim date palms for \$35 if they can do 12 trees at a time – see sign up sheet at the front desk if you are interested.

This past summer it was not possible to respond to several requests for worthy capital improvements. These had to be deferred an entire year because of the \$60,000 annual maximum in our governing documents. Some of these were simple things like additional doors and sidewalks. Bids are already being compiled for work next summer. The cost of construction materials remains high; concrete, for example, rose from \$50/yard to \$115/yard in two years.

The recently noted vibration noise in the Community Center should be reduced by more frequent inspections of belts during the coming months.

Lot Owners' Comments

A Lot Owner expressed concern that an electric pedestal for a new unit had been placed at the front of the lot. Mr. Formsma, Chair of the Infrastructure Committee, stated that this was a decision of the Lot Owner, who had been advised by SRP that he may have to move it there later anyway. The speaker also suggested that water costs could be reduced if the separated water system was installed, and if owners were encouraged to plant desert plants. Another owner asked about progress on the issue of under-55 spouses whose over-55 partner had passed away. Mr. Thiessen said this is still under review by the Board. The final speaker felt that the Golden Corridor project should be shelved or scaled down in favor of more urgent needs in the Park. Mr. Thiessen said that priorities will be discussed at the Town Hall meeting on January 24th.

Treasurer's Report

Mr. Formsma reported on the financial operations for the 4 months to October 31st. The net results are very close to budget. However, some expenses are over budget for various reasons, namely legal fees, electricity, and contract landscaping. The Reserve Fund stands at approximately \$280,000.



Memorial Fund Presentation

Mr. Stouffer, a trustee of the Memorial Fund, made a presentation dealing with the purpose, objectives and operations of this fund.

Communications Technology Committee Report

Mr. Luciuk, Chairman, reported on the progress towards having a new arrangement by April 10th. His large committee has met frequently. He gave statistics on the results of the survey taken at the Town Hall meeting; a fairly high proportion of respondents were interested in both cable and internet services. HD reception is not an option at this time. He pointed out that a solution which is best for the Park as a whole will of course not satisfy each individual case.

Architectural Review Committee Report

Mr. Morfeld, Chairman, reported on the committee's proposed setback and other requirements for rebuilds and remodels. The Park's rules relating to these should be updated soon.

Possible Activity Office Relocation

Mr. Fahey, Vice-Chair of the Planning Committee, responding to the Board's request to review options to relocate the Activity Office and print shop to a location more convenient for users of the Community Center, outlined the pros and cons of three possibilities. One was to move to the Mohave Room and Library areas, another was to occupy the Sonoran Café plus a building extension of about 700 square feet, the third was to move to the pod when built. The committee felt that the originally planned pod location would be the most reasonable.

Community Center Foyer Mural

Mr. Gale reported on the Work Session in the lobby with the two interested artists and the preliminary results of the Park-wide survey of residents' opinions. A large percentage of respondents do not wish to have a mural.

Infrastructure Report

Mr. Formsma advised that SRP is preparing to bore underground to install new conduit and cables in the 900 block Navajo. There has been no mention of charges to VO Owners. Also, he reported that the consultants who did the 2002 water separation feasibility study have been engaged to update their study.

Nominating Committee Comments

Mr. Herring, Chair of this committee, reported that one or two more candidates are still being sought to run for next year's Board. It is hoped some women will volunteer. December 21st is the deadline to submit questionnaires to the committee if you feel you are qualified.

Drainage Report

Mrs. Schmit presented, as requested by the Board, a multi-faceted plan to attack the problem of damage to units, especially Arizona rooms, due to flooding of lots during rain deluges. In January, when most residents have returned to the Park, a lot-by-lot analysis will be done to determine the likely specific cause in each case, and additional studies of elevations, old Park records, etc. will be carried out. A number of specific actions are already planned. Emergency steps during and immediately following storms to clear clogged drains and contact affected Owners are being worked out. The Board approved this plan, other than the proposal to skin all the Mexican palms, discussed separately (see below).

Weed Control Report

Mrs. Schmit submitted a report which summarized the discussions at the work session on weed control and recommended some new approaches. The basic responsibility of Owners, not the Park, to maintain their lots at all times in good condition and without fire hazards will remain; to do otherwise would not be equitable. However, additional information will be given to Owners in the spring, including details on pre-emergent spraying and the names of commercial lot maintainers. This report was approved.



Palm tree Skinning

A proposal to have the Park assume responsibility for the skinning of all Mexican fan palm trees in the Park, and to do a catch-up skinning project over a two year period commencing this winter at a total cost in the order of \$143,000 using funds from the Reserve Fund was discussed and deferred to the January 11th Board meeting for decision.

Children's Swimming Pool Hours during Holidays

Based on the resident survey of suggestions for hours this year, the special hours will be

East Pool: 11:00 am to 2:30 pm; West Pool: 3:30 pm to 7:00 pm. The Christmas break will be December 23rd to January 2nd; the Easter break will be announced later. The revised schedule will allow an hour from 2:30 pm to 3:30 pm for adults only at both pools.

Sheds

The Planning Committee stated that the new sheds for the Hiking Club and Pet Owners' Association must be of metal construction, and they must get approval from the Social Club for any needed additional funding. Metal is more durable than other construction materials and is mandated by our Rules. The Board gave final approval to these projects.

Ballot Propositions

The Board decided to place several propositions on the ballot for the upcoming annual meeting. One is to increase the maximum annual capital discretionary spending the Board can make to \$90,000. A second is to remove the compulsory registration of business activities and to replace it with specific rules regarding signage and traffic. The third is to correct a technicality in our vote-counting method.

Suzanne Anderson

The Board gave approval allowing Suzanne Anderson, 48, to reside at 650 Aero for the duration of her disability while under the age of 55. The federal Fair Housing Act requires Venture Out to make reasonable accommodations (relaxations) in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling. The Board made a finding that Ms. Anderson has a disability for the purposes of the FHA in that she has a physical impairment that substantially limits one or more of her major life activities. Her parents, James and Mary Anderson, who live at 614 Merlin, will give assistance to their daughter. This decision was carefully made after four closed Board meetings over an extended time, and involved legal counsel.

Voting Recess at the Annual Meeting

The Board authorized the President, in consultation with the Election Chairman, to significantly reduce the time of the voting recess at the annual meeting.

Rental Registration Fees

The Board recently noted that by instituting the new \$25 fee for registering each third-party rental agreement to cover the cost of processing work, it failed to consider the fact that renters are already paying \$10 of the cost by only receiving back half of their \$20 deposit for two badges. The Board decided that Venture Out will in future return the whole deposit. On the other hand, the Board felt it is not fair to charge no fee for second and subsequent rental agreements processed in a year. Accordingly, the Board authorized a \$10 fee for those agreements.

Submitted by Alan Wilkinson, Communications Team