



Highlights from the Condo Board Meeting March 22, 2007

General Manager's Report: Ms. Schmitt thanked the Handymen's Club for the huge job of scraping and painting the West Pool Bathhouse and shade structures. This saves a huge bill for the park. Rick Schwab, architectural inspector, has been inundated with calls to check for encroachments. He is giving the best advice he can with the information we have available at this time. SRP and the Infrastructure committee are working hard to come to an agreement on long term encroachment problems. **It is critical that any lot owners contact Rick before buying a new unit or when planning any structural changes.** Please trim back bushes along the sides of unit and at the rear of lots so SRP employees can gain access to the easement areas.

The Arizona Legislature has several bills that would affect Home Owners Assoc. such as making it difficult to collect unpaid fees and the right to bar solar panels. Check www.azleg.gov to follow progress on these bills.

Please make arrangement for weed control before going home.


Lot Owner's Comments:

1. Solar panels offer a good way to lower utility costs for both owners and the park, especially here in Arizona. Urges the park to look into it.
2. Several residents were opposed to a TV contract that does not offer internet, high definition, and requires everyone to sign up.
3. Nice to finally see street sweeper in the Park. Would like to see it more often.

Treasurer's Report: The reserve study report had not been received. A phone call resulted in the opinion that VO is only 17% funded. Treasurer Cathro feels that we will need to increase the amount put into the reserve to reach a higher funded level.

After reviewing the Social Board Budget, it was returned with a request for more detailed information.

Social Board Report: The clubs have all submitted their budgets and most have elected new officers. President Kay Hanks said they will return the budget with the information requested.



Committee Reports: President Ron Luciuk as chair of the Communications Committee asked the Condo Board to give the committee some parameters for what they expect in a contract. After considerable discussion, Dave Cathro had nine motions dealing with the TV contract. Motions that were passed:

1. Eliminate the \$320,800 for the potential TV service contract. (This reduces the quarterly assessment to \$399 for operating and \$50 for reserve for a total of \$449 per quarter.)
2. Approve the budget for 2007/2008.
3. General Manager added to the communications committee.
4. Advise all lot owners that TV service will be up to the individual if no contract has been approved by September 1, 2007
5. If a contract is approved, the Board will have to revise and approve a new budget and change the assessment.
6. Ask Manager Schmit to seek information and advise the Board on how to terminate the contract with STS, the current TV provider.

Architectural Committee Report: Chairman Russ Morfeld reported the committee has been working through the Rules and Regulations and submitted some changes for the Board's consideration. The Board passed several motions dealing with material and structural changes allowed for storage building, patios, unit remodels and which changes will require permits from the VO Architectural Inspector.

New Business: The Board approved the recommendation of the Social Board to print the Outlines every other week in October and November. Due to lack of time, the remaining new business was put off until the meeting on March 29th.

Gary Robbins/Sue Warren, Communications Team