
Highlights from the Condo Board Meeting March 29, 2007

President Luciuk's comments: The past few weeks have been a roller coaster ride! The Board has had to practice interactive social skills as they worked through the Terms of Reference for standing committees, and the Goals and Objectives which state what the Board will be focusing on next season.

Mr. Luciuk reported that the Board has received a copy of the Disposition Report from the Mesa Municipal Court relative to the gentleman living in the Park who has harassed some women residents. The President again stated what the Board's expectations are for this person and the restrictions that were placed upon him. The Board has requested this person seek medical and professional counseling, and upon his return next fall provide the Board with documentation that this has taken place.

General Managers comments:

Manager Schmit responded to a letter from a former employee circulating throughout the Park which contained a series of statements that are not only false, but in her opinion is slander. This letter cannot be ignored because of the slander and accusation against other employees. This is gossip and will not be tolerated.

The Board had long been aware of Ms. Schmit's concerns about this employee's performance, but she chose to continue working with the employee because of his length of tenure. However, after many meetings and promises to change, the Manager determined it was time to make a change. Having to terminate an employee is not an easy task, but one that requires fairness and consideration and which allows that person some dignity.

The former employee was given a severance agreement that is fairly standard for a long term employee, and was a combination of accrued vacation hours and severance pay which would give him two months to look for work. His salary was paid out over a term of two months for two reasons, to not negatively impact the budget and most importantly to have normal taxes taken out as opposed to a greater impact if paid in one lump sum. The proposal was reviewed by Ms. Schmit and the controller, and approved by the Condo Board President.

Ms. Schmit had the opportunity to rehire Rick Schwab who has a vast knowledge of infrastructure, code and building requirements that will be very advantageous to Venture Out. He has already proven to be a godsend to the General Manager, and the Architectural Committee as they work through these tough issues on easement encroachments.

Despite what the former employee has written, the Board knows that Ms. Schmit was concerned about this particular employee and his length of service to VO, and the difficulty at his age to find similar employment. However, seeing his letter posted about the community only assures our General Manager and the Board that she made the right decision.

Lot Owners' Comments:

An owner reported that a friend of his had lost a valuable ring in one of the bathhouses, and because it held great sentimental value he hoped that whoever found it would turn it in.

Concern from another owner regarding a master plan for the Park. Many clubs are growing in number and are asking for more room; therefore it is important that a good study of the needs and availability of space be prepared for future planning. How about another survey? Since VO has seen nearly a 50% turnover since the last survey we may need updated information. The new people have no ownership in the Park expense of the common areas. As lot owners we need to have a clear idea of the needs of Venture Out.



Treasurer's Report:

Treasurer Cathro advised the Board that the Reserve Study Report has been received, and it shows VO as achieving the ideal situation of 100% funding after 30 years. The Finance Committee discussed this matter and decided to look at alternatives in which we would not set a target of attaining a 100% funding situation. Associated Reserves has agreed to provide, at no cost, alternate tables in which we attain and hold a 50% and a 70% funded level in 20 years and hold that level thereafter.

The current table indicates we are at a 17.7% funded level right now and would only be at 37% five years from now with our present funding of \$50. Perhaps that is too low.

The report indicates that we will be in serious difficulty by 2017 if we do not get a change to the \$200 assessment limit currently imposed by our CC&R's. It is incumbent on the Board, therefore, to come up with a Proposition for next February's ballot which will pass. The wording of the Proposition should be such that, if passed, we would not have to go back again, i.e. do not specify precise amounts. The matter of determining our desired target funding level and the wording of a proposition should be dealt with early in the fall.

Committee Reports:

President Luciuk reported on whether there would be cable service after April 10th. A copy of this report in its entirety was included in the March 30th Out Lines, and there is an update in this week's Out Lines. Please check VO's website (VentureOutRVResort.com) frequently for further developments as they happen.

Rather than be in a position to accept the terms of the current supplier, STS, to continue service or draw a new contract which the committee feels is not market competitive, the committee may need to allow the current contract to expire April 10, 2007. Committee member, Ken Dowlin, reported that STS would not accept a short-term (1-year) contract with Venture Out, and the 5-year Service Agreement proposed by STS was not acceptable by the Board.

The Board voted to accept the letter drafted by President Luciuk to STS advising that the Broadband Communication Service Agreement entered into between us on April 10, 1992 will be allowed to lapse on its expiration date of April 10, 2007. As of midnight on that date STS will be free to discontinue all television services to residents of Venture Out.

Unfinished/New Business:

In an earlier meeting the Board asked the Finance Committee to review the Social Board Budget as they had some questions and concerns. The Finance Committee requested the Social Board to include the proposed Fiscal '08 FF&E expenditures, and Fiscal '08 expenditures dependent on the cash position, to show the total anticipated expenditures. Based on this information, the estimated cash positions at the beginning and end of Fiscal '08 were calculated. With the clarifications, the Condo Board approved the revised Social Board Budget for 2007-08.

On March 8, 2007 the Board approved the Terms of Reference for standing committees for 2007-08. However, the Communications Technology Committee added another new member, requiring Board approval. The Election Committee for 2007-08 was approved by the Board. In addition, the Condo Board Goals and Objectives for 2007-08 were approved. President Luciuk advised the Board that he has appointed the Nominations Committee for next season. That committee will be chaired by Bill Weiss.

The Social Board proposed to make an amendment to the 1993 Agreement between Venture Out at Mesa, Inc. and Venture Out Social Club, Inc. The Board agreed to defer discussion and any action to this matter to the first meeting next fall, October 25, 2007.

The Architectural Committee acknowledged receipt of letter from a resident requesting 2 variances. (1) The variance for a retractable awning and, (2) variance for privacy screens on a patio. The request was denied by the Board based on our Land Use Restrictions and Rules and Regulations.

Submitted by Sue Warren/Gary Robbins, Communications Team