

THE BOARDS' CORNER

Your Condo & Social Board Monthly Updates

MISSION STATEMENT

"Venture Out is an active 55+ retirement community where friendship, cooperation and volunteerism are highly valued, and where residents are involved in diverse activities, while keeping the park safe, secure, progressive, cost-efficient, and responsive to changing needs."

BOARD HIGHLIGHTS

VENTURE OUT CONDO BOARD MEETING

OCTOBER 23, 2008

President Gale welcomed all of the Board members back, and thanked the residents who were in attendance at the first meeting of the season.

The president stressed the importance of having good board members, and he encouraged owners who are interested in running for election to the Condo Board to contact Tom Croghan, Election Chairman, or President Gale. The annual election takes place February 18, 2009.

There is a Town Hall Meeting scheduled for 7:00 p.m. November 11th at which time detailed reports will be given on various projects and work completed during the summer.

General Manager Schmit gave a comprehensive report of the projects completed/or those still in process. A detailed list is included with the Board Minutes which will be posted. However, the following is a list of projects approved by the Condo Board which were completed:

- Electronics conference room-refurbishing
- New Microsoft software for the Admin office
- Curbing installed around the sidewalks in the Dog Walk
- Fencing installed around the Dog Walk
- Electric additions/upgrades in the Community Center
- Pavers from SW side of Center moved to the SE side of Center
- Additional electric outlets in Admin office
- Upgrading of the main lawn bowling green
- Water separation started in May-is continuing still
- Palm tree skinning
- Tennis courts 5 & 6 recoated and other repairs made
- East side of park was seal coated, and striping reapplied throughout the park, and asphalt repairs made.
- Bocce Ball carpet replaced on courts 3 & 4
- The Oasis completely refurbished
- West Pool kool deck completely replaced
- Two drywells installed in the retention basin at the pet walk
- Drainage pipe installed next to the billiards pod at front entrance
- The Barbeque structure is currently being installed
- Multiple signs installed around the property. Most notable is the the VO sign on the Center is now lit at night.

Secretary Sue Warren, Communications

Other projects that were done and were not Board directed:

- Qwest installing a fiber optic line in conjunction with the Water separation project
- Phone lines to the pool repaired, and two new lines and push Button 911/Security call boxes installed
- Stucco repair and painting of the exterior wall along Main St.
- Laundry/ceramics building and electronics building were painted.
- Admin's trim work painted
- Additional landscaping between the Oasis and Electronics
- Additional landscaping was done in the cactus gardens, flagpole area
- New accounting system currently being installed in the Admin office
- Painting of the backstage area
- Street light lenses cleaned, additional lighting in the dog walk, the lapidary shop, tennis court areas, bocce and lawn bowling green shed
- Bike racks painted and wrapped with reflective tape-safety issue
- Door mirrors installed in most of the women's bathrooms

Items still to be addressed:

- The shuffleboard shade structure
- Valley gutter
- Soft water system for Community Center

As you can see, this was a very labor intensive summer for our employees. The Board expresses their sincere appreciation to Manager Schmit and her staff for overseeing these projects to improve Venture Out.

Treasurer Wilkinson reported that even though Venture Out is still completing an unusually large number of "Summer Projects", he is not aware of any significant overruns or under runs compared to budget. Operating results appear normal.

With the financial world changing daily, he reported that during the summer a decision was made to move some funds out of Bank of America to another bank. VO limits the Reserve Fund investments with various banks to basically \$100,000 to get maximum FDIC insurance. Since the insurance limit has now been raised to \$250,000, this will ease the mechanics of managing our reserve investments.

May I again remind you, the entire reports on all of the above items are included in the Board meeting minutes.

Submitted by Sue Warren, Communications