

CONDOMINIUM BOARD REPORT

January 17, 2003

1. Cable Television

A decision on cable television will be made at the January 23rd meeting of the Condominium Board. The Cable TV Committee has spent these past few weeks in final negotiations with Satellite Television endeavoring to put together a package that appeals to the majority of cable subscribers. The Committee appreciates the many residents who have taken time to communicate with its members.

2. Unpaid Homeowners' Fees

At the December 12, 2002, meeting we reported that unpaid homeowners' fees amounted to \$49,500. There were 184 outstanding accounts, with most of the money owed by 83 lot owners.

We stated that immediate steps would be taken to improve this situation. And steps have been taken. The results as of December 31, 2002, are as follows:

- the outstanding balance has been reduced to \$25,700 on 100 accounts.
- half of this amount, \$12,750, is from 10 accounts. These 10 accounts have been referred to our attorney, Beth Mulcahy, and she has initiated the collection process. Each will have liens placed if responses with payments or payment plans are not received in the next few days.
- of the remaining 90 outstanding accounts: 6 owe for two quarters, 17 owe for one quarter and the remaining 67 owe less than \$50. Letters were sent to all delinquent owners requesting payment.
- letters are going out this week to those owners one and two quarters behind advising them of the amounts due which now include the December interest charges plus the current quarter's fees.

3. Long Range Planning

Quoting from President John Ingebrand — *“Unless a person was dead in the saddle or unconscious, yesterday’s session (January 8, 2003) with one hundred residents discussing the future of Venture Out was a red letter day. My sincere thanks to all the participants, to our General Manager and Activity Director for their arrangements and response to questions, as well as the attendance of the members of the Condo Board.”*

Mary Schmit, the general manager, concluded by stating, *“The Long Range Planning process has moved successfully from collecting data from 1200 people, as well as intensive focus groups with 400 persons, to boil down to approximately eight “hot button” issues that*

are now the focus of the plan. Those volunteers yesterday (January 8) took the eight topics and further dissected them, identified the problems and made concrete suggestions or solutions.

“From this point on, we assemble the outside data, compare them with the wishes of VO residents, balance it with thoughtful consideration of the points raised and the end result will be a written document that reflects the thoughts of not a few persons but rather over one-third of the population. By working to build consensus as this process does, I believe you will find at the end a plan that is

adopted and followed and which will not gather dust in a desk drawer.

The next steps will also include a survey of the children of current VO residents (in the boomer age range) gathering their thoughts and observations and most importantly asking them - Will you be a future VO resident?"

4. Length of Term for Condo Board Members

An ad hoc committee chaired by Art Bowman reviewed the length of term for Condo Board members. The committee recommended no change. That is, Condo Board members will continue with a three-year term of office with the option of running for a second three-year term. Three members of the nine-member board will be replaced annually.

5. Speed Project Report

The following is a summary for the first month of operation of our speed control project (December 5th to 31st involving 16 days at 8 hours per day).

Cars stopped	352
Resident's	234 or 67%
Visitors	97 or 27%
Contractor's	11 or 3%
Other's	9 or 2.5% which include delivery trucks, Super Shuttle, Fed Ex, US mail trucks, and employees.
Average speed	18.09 miles per hour.

All residents should be aware of the Condominium Board's rule regarding speeding in the park. It is found in the CC&Rs Rules and Regulations, Page 50 in Section II, Administrative, Number 10, Schedule of Administrative Penalties. It reads as follows:

Schedule of Administrative Monetary Penalties for Speeding Violations on Venture Out Streets:

- (1) 1st Violation: Warning ticket only.*
- (2) 2nd Violation: \$25*
- (3) 3rd Violation: \$50*
- (4) 4th Violation: Lot owner will be called before the Condo Board of Directors for further action.*

6. Water Issues

General Manager Mary Schmit is seeking estimates from contractors to separately meter the irrigation water from the domestic water throughout the resort. She will present her findings to the Board at the budget meetings to be held in early March.

7. Emergency Telephone at Hobby Center

A white telephone to be used in emergency situations has been installed at the Hobby Center. It is located on the wall in the lobby of the restroom area. After calling 911, a call should be made to Security to inform them of an incoming emergency vehicle.

All VO's outlying buildings are now on the Mesa Emergency Vehicle Global Positioning System (GPS).

Merv Houghton Florence Brownridge