

**MINUTES OF
VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS' MEETING
Thursday, January 10, 2002 - 9:00 a.m. - Oasis**

PRESENT:

John INGEBRAND, President	Larry FIGGINS, Director
Tommy THOMPSON, Vice President	Bill WEISS, Director
Earl HERRING, Treasurer	Merv HOUGHTON, Director
Bob COLE, Secretary	Wayne BENNETT, Social Board President
Carl BAKKUM, Director	Mary SCHMIT, General Manager
Ken CANNING, Director	Coreen HENRY, Corporate Secretary

INVOCATION: Bill WEISS, Director

COMMENTS FROM LOT OWNERS: Appendix "A"

PRESIDENT'S COMMENTS: Appendix "A"

APPROVAL OF MINUTES:

The minutes of December 6, 2001, were approved as distributed.

TREASURER'S REPORT: Distributed to Board members and on file in Recreation Hall.

GENERAL MANAGER'S REPORT: Appendix "B"

CORRESPONDENCE: Appendix "B"

COMMITTEE REPORTS:

Planning Committee - Distributed to Board members and attached to file copy.

A special meeting will be held on January 25th with ASU personnel to present information on setting up focus groups regarding long range planning.

Safety & Security - Appendix "C"

Nominating Committee - Appendix "D"

Investment Committee - Appendix "D"

SOCIAL BOARD REPORT Appendix "A"

UNFINISHED BUSINESS:

Ad Hoc Committee for Exterior Sign is composed of Condo Board member Merv HOUGHTON, Social Board member Connie WRAY, VO resident Rose ANDERSEN, General Manager Mary SCHMIT and Real Estate Broker Lee LARSON.

NEW BUSINESS:

Motion made by Secretary COLE to revise the Planning Committee Policies and Procedures as they pertain to those paragraphs that follow the caption "Committee Structure". "The Committee will consist of seven members. Five Lot Owner members plus one Condominium Board Director (that) will be appointed by the Condominium Board. One Director will be appointed from the Social Board. Replacement members will be appointed as necessary. To insure continuity in the Year-to-year planning, the Committee Chairperson and Vice Chairperson will be elected annually by a majority vote of the Planning Committee and be comprised of Lot Owner appointments only. Seconded by Director FIGGINS. Motion amended by Secretary COLE to be effective February 20,2002, the date of the annual meeting. Seconded by Director FIGGINS.

Motion made by Vice President THOMPSON to table the motion until the next meeting. Seconded by Director CANNING. Two "FOR", six "AGAINST". Motion failed.

The vote on the original motion, Six "FOR", Two "AGAINST". Motion carried.

Manager SCHMIT will continue to research the maintenance of the landscaping drip systems on lot owners' property. Board members were in agreement they would be maintained during the summer months when the lot owners are absent from the resort.

Motion made by Treasurer HERRING to approve Betty DOCKREY as co editor of the VO Voices. Seconded by Vice President THOMPSON. Motion carried unanimously.

Director FIGGINS will arrange for the invocation for the "Meet the Candidates" meeting on January 22nd. President INGEBRAND will arrange for the invocation at the next Board meeting on January 24th. Director BAKKUM volunteered to assist Manager SCHMIT on surveying unkempt properties in the resort.

The meeting adjourned at 10:10 a.m.

Coreen Henry, Corporate Secretary

APPROVED: 1/24/02

PRESIDENT'S COMMENTS

John P. Ingebrand

January 10, 2002

President Ingebrand thanked the members of the Nominating Committee: Bill Warren, Chairman, Margaret Mooney, Art Bowman and Dwayne Porter. Also thank you to the Election Committee: Barbara Canning, Chairperson, Alan Laursen and Mel Spowart.

So what's so wonderful about normal? Given the fact that we're in a new year and a new general manager, why not strive for above normal.

Are we planning but with an openendedness - filling in the details as we go along?

Are we executing our plans without proper supervision or do we demonstrate an unfounded trust that everything will be OK?

Do we approach problems with the attitude that we'll get it right, maybe not now but eventually?

Let's make this year, the year when "DOING IT RIGHT" the first time is the "NORM".

SOCIAL BOARD REPORT

Wayne Bennett, President

The Social Board has not met since mid December. The next meeting of the Social Board will be Tuesday, January 1th. The items to be presented at that meeting are a request from the Paddle Tennis club to landscape the area between the two courts and updating the Bylaws. The open house yesterday was a success. The presidents and treasurers meeting will be January 18th.

COMMENTS FROM LOT OWNERS

Bob BROWNRIDGE, 413 Boeing requested permission for Angel MORENO of the Activity Office to work on Channel 11 for one and a half hours to set up the Real Estate program. The Board will get back with Bob on this through Manager SCHMIT.

APPENDIX "B"

***MANAGER'S REPORT
CONDO BOARD OF DIRECTOR'S
Mary L. Schmit -General Manager
January 10, 2002***

This past month we have introduced a new maintenance work order system, which I have found to be very helpful in identifying problems within the park, as well as keeping the Admin office better informed. For example of the 115 work orders taken primarily since the first of the year, 31 of those or 27%, are related to irrigation or water leaks. Street lights and lights in general are a distant second.

I am pleased to say that with the implementation of this system I can say that the average work order is completed in less than 48 hours, with many completed on the same day as the service request. Work orders that are outstanding beyond this period are generally tied to parts on back order. As we improve our maintenance inventory system, we will keep a better supply of the most commonly used parts on site to reduce the down time on these requests.

With the successful implementation of this system, we are now ready to move on to the second phase, that of long term preventative maintenance scheduling. Each area of the park, each building will have a detailed maintenance schedule that will include all pertinent information about the mechanical equipment contained, and the proper maintenance schedule for each based on a weekly/monthly/quarterly, annual schedule. This is an extensive project, and most likely by the time we assemble all the information, it will be completed some time this summer.

I have hired Phyllis Mishcke, to work both as the weekend customer service representative as well as assist the Realtors with their paperwork and other much needed projects such as the recently revived "Ambassador's Club. Among her first duties, she will photograph all listings and assemble a listings book which will have all information available on units for sale. This book will be in the lobby available for anyone to review for sale units. She will also be working to get those same photos up on the web site and working also with Channel 11 to get them on that format.

The real estate office has been extremely busy and as an example of the 110 units that were available for rental, only seven remain available for rent for the months of February and March, with an additional five RV lots. We expect sales to pick up dramatically now that the season has arrived, and to that end we will be advertising and using temporary standard real estate "Open House" signs on Main street, to invite people in to the park. This will have to suffice until such time that we have our permanent signs in place.

Now that the park is in full swing, we will be taking the professional photos required for the four color brochure, that I am attempting to complete by the end of March. Teresa and I are working on this project together and will be contacting many of the clubs for help with these photos. Due

to the cost of photography, not every club or activity can be photographed, but we have compiled a list that we feel is a good representation of the park. Again, not every one of these photos will be used in a brochure, but will be used over the years in many areas, such as the Web site, channel 11, phone books, post cards etc. We are very excited to be working on this much needed marketing piece and look forward to having it in your hands.

I have also been working with an individual from ASU and expect hopefully by the end of the month to have a proposal for a long range planning process before the boards for their discussion and approval.

We are implementing some positive employee recognition awards that recognize work and initiative. These are standard programs in most industries... such as "Employee of the Month" and generally produce very positive results and increase morale.

The staff would like to thank the board and the residents for the many thoughtful Christmas gifts and cards, and especially the very nice staff Christmas Party. We all put on a few pounds, but now that we are all running with the arrival of the winter visitors, we expect to take them off.

CONDO BOARD CORRESPONDENCE

January 10, 2002

Thank you from Bill Warren to the members of the Nominating Committee for their service.

Thank you for the Christmas gift and employee party from Robert & Kim Schroeder

Thank you from Teresa Beally for Christmas gift and party.

Letter from Bob Gordon requesting appointment of Betty Dockrey as co-editor of VO Voices.

Invitation from Paddle Tennis club to attend their grand opening on January 18th.

APPENDIX "C"

MINUTES OF SAFETY/SECURITY COMMITTEE
Meeting held Thursday, DECEMBER 13, 2001

Present: L. FIGGINS, A/Chairman
R TAYLOR, Chief of Security
N. PAVELY, Recording Secretary
B. WARREN
B. WRAY
I. DAHL
J. SNETHEN
B. LIEN

Absent: K. CANNING, Chairman

1. Minutes of the meeting held March 28, 2001 were accepted as written.

Business Arising from Previous Minutes:

2. Electronics Letter - Electronics problems have been remedied.
3. Exit signs at Stained Glass/Woodcarvers Shop and Electronics - Buzz will check to see if they have been installed.
4. Street Signs - Maintenance perhaps needs to be reminded that they must keep all street identification signs clear of overgrowth.
5. Golf Cart Registration - The Manager will be asked to mention this program in her column, to remind residents to pick up stickers at the Admin office.
6. AEDs - The Manager will be asked to please check with the insurance company to review their policy on insuring Venture Out if we purchase AEDs for use in the park. We should have three -. one each at the Recreation Center, tennis courts and on the guard cart.

New Business:

7. Pace Car Program - This is a City of Mesa program where people sign up, agreeing not to exceed the posted speed limit. A representative from City of Mesa will come out and speak at a town hall meeting and/or a condo board meeting. Bob Wray will coordinate.
8. Broadway Gate Cards - Maintenance employees have been seen using gate cards to enter and exit at this gate. Ron will check with Tom.
9. Ticket Fraud - Buzz showed a counterfeit ticket which a park resident used for the

Electronics Club Enchilada Dinner. Groups hosting events which require tickets for entrance should be made aware that someone in the park is doing this.

10. Overloaded Trucks on VO streets - There is a 7 ton limit on our streets but cement and garbage trucks are over this weight. Watering at the driving cages is a problem with water collecting on and damaging the street, and overweight trucks causing further damage when the street is soft.

11. Teresa deserves applause and accolades for the way she handled the medical emergency at the Elvis show. However, there was lack of knowledge among those present on how to work the oxygen. Teresa should be directed to make sure all people who assist at events know how to work the oxygen. A training program for all residents who wish to know, could be held. Targets would be, especially, church ushers, dance committees, audio/visual committee who work shows.

12. The next meeting will take place on Thursday, January 17, 2002 at 0900 hrs in the Administration Board Room.

Norma Pavely
Recording Secretary

Investment Committee Report November 1, 2001

The committee met on October 23 with Controller Len Niemyski to assess the condition of the Association's investments. (A summary of the investments is usually included at the end of each monthly financial statement reported by Len Niemyski)

As of September 30, 2001, the Investment Fund amounted to \$128,521, approximately 5 percent of the Association's total assets. It consists of a mixture of Federal National Mortgage Association bonds and two money market funds. The fund is currently earning about 4.5 percent. The Controller's priorities regarding the fund are (1) safety and (2) liquidity. The Investment Committee believes that the Association's investments meet these objectives.

Sincerely, s/ Earl Herring s/ Tommy Thompson

NOMINATING COMMITTEE REPORT

Bill Warren, Chairman

We were fortunate to get six excellent nominating committee candidates to run for the Condo Board. We are pleased to announce the candidates. They are: Florence Brownridge, Gary Robbins, Ron Martin, Harold Scott, Lyle Read and Tommy Thompson.

Other members of the Nominating Committee are Art Bowman, Margaret Mooney, Dwayne Porter.