

**VENTANA RANCH WEST COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**Date:** Thursday, January 7, 2010

**Location:** Ventana Ranch Elementary School  
6801 Ventana Village NW  
Albuquerque, NM 87114

**Attendees:** Jerry Kurz  
Mike Snobl  
Tracy Schroeder  
Charlotte Knutson  
Howard Deboi  
Heidi Buxman, DRC Chairperson  
Michael Franciosi, Carol Rickert & Associates  
6 Homeowners

**Call to Order**

Charlotte Knutson called the meeting to order at 6:00 PM.

**Minutes**

Jerry Kurz moved to approve the minutes from the December 2009 meeting. Howard Deboi seconded. Motion passed.

**Management Report**

Michael Franciosi presented the financial report from November 2009. As of November 30, 2009 there was \$37,853.48 in the Ventana Ranch West Operating account, \$5,530.52 in the Ventana Vista Operating Account, \$73,652.54 in the Ventana Ranch West Reserve Account, and \$59,931.95 in the Ventana Vista Reserve Account. Total collections for November 2009 were \$10,895.71 and total expenses were \$27,672.05.

Delinquencies - Michael Franciosi presented the board with a delinquency report and narrative as of November 30, 2009.

Violations – Management had forwarded previously the list of violations, and explained that the export functions for the new system would be improving so that more data was able to be exported.

The Board requested that Michael Franciosi see if Carol Rickert may be able to attend the March meeting as well as Victor Rodriguez from Hilltop.

**Committee Report**

DRC - Heidi Buxman was introduced as the new DRC Chairperson.

Landscaping – Mike Snobl reiterated the need for tree replacement in the Tuscarora Park.

Social – Tracy Schroeder stated that she was pleased with the November event in the park and wished to continue organizing events to help to build community. She stated

that there would be an Easter time event to be held on Saturday, March 27, 2010. Some details would be appearing in the next newsletter.

### **Unfinished Business**

Park Maintenance – Tabled.

January Newsletter – There will be a newsletter sent out towards the end of January. The Board will forward some items to Management to be included. The main content so far will be: Notice of Annual Meeting including location; Election information; Easter community event; Letter from Victor regarding landscaping and weed maintenance.

Dirt Bikes near Savoy – The Board discussed briefly the issue of the dirt bikes that are a problem by Savoy. Jerry Kurz stated that if the current measures that Hilltop has done are not adequate, that they will look into putting another cable in place to block access.

### **New Business**

Enforcement of Signs placed illegally on property – The Board discussed the sign policy and that it conform to the City of Albuquerque ordinances. Howard Deboi stated that he largely adopted language for the policy directly from the city ordinance. Charlotte Knutson clarified that real estate for sale signs must be on the home side of the sidewalk, and not in the easement between the sidewalk and the street.

Hilltop Contract and Responsibility – Howard Deboi stated that he was concerned about trash policing and pickup by Hilltop. Jerry Kurz stated that he would contact Victor at Hilltop to make him aware of the issue. The Board also agreed that they would like for Victor to attend the March Board of Directors Meeting. Management agreed to coordinate Victor's attendance.

### **Homeowner Concerns/Letter**

Doggie Station – Ventana Vista – A Ventana Vista owner had expressed a wish to have a doggie station installed in Ventana Vista. The Board of Directors agreed to install the station and wished to have Management coordinate the location of the station with the Ventana Vista Board.

PID Tax/Notice of Bond Levy – Mr. Merenda, a homeowner, wished to have something put in the January newsletter regarding his efforts to fight the PID tax. The Board of Directors was willing to put the information in the newsletter including Mr. Meranda's contact information per his request.

### **Next Meeting**

The next meeting will be held on February 4, 2010 at 6:00 PM at the Ventana Elementary School.

### **Community Concerns – Open Forum**

Mr. Galfano, 10432 Vallecito – New owner introduced himself and stated that he was happy with the community and glad to be a resident.

Oliver Warner, 8172 Ventana Azul – Concern regarding debris violation. Mr. Warner expressed a concern regarding a debris violation that he had received. The Board of Directors informed him of the process for a written appeal.

Mike Archibeque, 10035 Avenida Vista Sol – Concern regarding the process of citations and appeals. Mr. Archibeque stated that he felt that his appeal was not looked at very thoroughly by the Board of Directors, and that he disagreed with the decision of the board given his explanation of the violation. He asked that the board use a bit more discretion in their handling of the covenant violations and any subsequent appeals.

George Bara, Avenida Vista Sol - Stated that he felt that the feeling of community within Ventana Ranch West was not very good.

Darrell Laskowski, Avenida Vista Sol – thanked the Board for Howard Deboi's participation in aiding the handling of his wall issue. He also expressed his displeasure with his experience with the Design Review Committee. The Board confirmed that his issue had been settled and that his wall extension did receive approval.

### **Adjourn**

There being no further business the meeting was adjourned at 7:12 PM.