

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

Date: Thursday, September 3, 2009

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

Attendees: Jerry Kurz
Mike Snobl
Charlotte Knutson
Howard Deboi
Michael Franciosi, Carol Rickert & Associates
2 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 August 2009 meeting. Mike Snobl seconded. Motion passed.

Management Report

Michael Franciosi reminded the Board of Directors that per the discussion at the June 2009 meeting, financial reports would likely not be prepared for the first Thursdays of the months. Therefore, the August 2009 financials will be presented at the October 1, 2009 meeting.

Violations – Management had forwarded to the board the complete list of violations for August 2009.

Committee Reports

Election Committee – Jerry Kurz reported that John Bodin would need all materials for the upcoming election by January 15, 2009. April 1, 2009 will be the annual meeting date.

Unfinished Business

Sign/Bulletin Board and Hilltop Contract – Jerry Kurz updated the Board of Directors regarding the proposal from Hilltop. Hilltop would like to renew their contract through December 31, 2011. The proposal would have no increase for 2010, and a 3% increase for 2011. The contract would have a 30 day termination clause. The sign would be installed gratis as a part of renewing the contract. Jerry Kurz moved to renew the contract. Charlotte Knutson seconded the motion. Motion passed.

Landscaping along Paseo del Norte – Jerry Kurz reported that the estimate for sod would be approximately \$10,000.00 per loop, however an alternative of installing gravel had

been considered. Mike Snoble moved to have Hilltop install grey gravel with weed barrier cloth in the loop nearest to Ventana West Parkway. Charlotte Knutson seconded. Motion passed. Jerry Kurz stated that the plan would be to do one loop per year until all three were completed.

New DRC Booklets – Michael Franciosi reported that the printer should have a proof copy next week, and that the booklets should be sent out shortly.

Vandalism Reward Policy – The Board adopted the reward policy presented by management. The community will be informed by newsletter and it will be posted on the website.

New Business

Park – Mike Snoble brought up the issue of maintenance of the parks. Michael Franciosi reported to the Board that per the agreement that was made between the City of Albuquerque and Ventana West LLC (Sandia Properties), the Ventana Ranch West Community Association must maintain the parks in perpetuity. It was agreed to draft a letter to the city regarding the park maintenance with respects to being able to restrict some usage.

Tuscarora – Howard Deboi stated that there was an issue with some bushes near Tuscarora and Ventana Sol that needed trimming as children were hiding there and throwing rocks at passing vehicles. Michael Franciosi stated that this request had already been forwarded to Hilltop.

Skateboards – Howard DeBoi raised the concern that skateboarders are damaging the benches in the parks, specifically the Tuscarora park. He wished to look into installing either 3x6 or 4x6 placards on the benches stating that no skateboarding was permitted on the benches. Management agreed to look into the cost of signage.

Barking Dogs – Howard DeBoi stated that the CC&Rs do not specifically have language that addresses barking dogs. Howard agreed to draft the language for the body of the policy, and management agreed to put this into resolution format.

Posting Signs – Howard DeBoi also agreed to draft language regarding a policy for the posting of signs within the community.

Park Names – Management agreed to provide the official city names for the parks.

Lighting of Parking Lots – Mike Snoble raised the question of lighting the parking lots. The issue was tabled for further research.

Homeowner Concerns/Letter

Engaging off duty police to patrol the large park – There was homeowner concern and interest into engaging off duty police to patrol the large park between 6PM and 10 PM. Management stated that the cost for such a patrol would be about \$1,000.00 per week. The Board stated that patrols were already increased, and that off duty officers had stated that there was some behind the scenes patrolling of the park. No further action was taken by the Board at this time.

8168 Ventana Azul – Late fee amount – There was a concern that the \$25.00 late fee was excessive. The Board unanimously agreed to leave the late fee amounts as they presently stand.

Covenant Violation – 6 month reset – There was a concern that repeated violations within 6 months should not necessary be viewed as an ongoing violation and that warnings

should be sent rather than fines if something were to be taken care of, and than happen to re-occur within six months, such as the case of weeds. The Board unanimously agreed to leave the policy as it presently stands.

Next Meeting

The next meeting will be held on October 1, 2009 at 6:00 PM at the Ventana Elementary School.

Community Concerns – Open Forum

None.

Adjourn

There being no further business the meeting was adjourned at 6:46 PM.