

Ventana Ranch West HOA Meeting Minutes
January 8, 2009

Ventana Ranch Elementary School

6801 Ventana Village Rd

Albuquerque, NM 87114

1815 Meeting called to order

Present

President Patton

VP Duboi

Sec/treasurer Kurz

Ventana Vista

Sec/Treasurer Charlotte Knutson

Homeowners present

5

Minutes from Nov 13, 2008 meeting

Waived reading as there was no discrepancy in minutes sent to Board Members. Motion by Patton second by Duboi

Management Report

Questions

Patton asked about Water and Sewage Michael CRA said the is the way it is listed but is water

Audit

Motion made by Kurz to have a full audit seconded by Patton after proposals are submitted for CPA Audit. Howard said he had a prospect along with Kevin and Kurz. To be done prior to Feb 12 meeting for selection.

Kurz asked are our copies individually metered and do you have a copy of the past years of metered copies .Michael CRA said yes Kurz asked for copy of past years metered Postage and Copies.

Sec Kurz stated "I want to note that this board had no input on the contract nor was it in place (the current board) prior to or when the contract was signed in July 24, 2007 by the builder.

Kurz asked about a reduction in CRA fee as she had said she can compete with other management companies namely Associa back in August, 2007. A meeting was set at Kevin's office on Friday Jan 16, 2009 at 3 PM after all agreed they could attend.

Committee reports

Kurz gave copies to Pres Patton, VP Duboi, Tracy and Charlotte to review which consisted of 3 bids to handle the election.

Motion by Pres Patton to review prior to Feb 12 meeting and Kurz seconded saying we need transparency and all of these companies offer that. They would take care of all election needs. Kurz stated that Drew Dooley Superintendent of the school stated we could get an internet connection for online voting by those who attend the Annual meeting and want to vote at that meeting

Old business

2009 Budget proposal

Motion by Patton to table budget as there were some issues still not answered. Patton also agreed to do a reserve study for the association with the disclaimer that he is not a professional on reserve funds. This is a temporary fix and in the upcoming year a professional company will be hired to do the reserve fund.

Trash can Policy

Letter was signed by Pres Patton and Sec Kurz

DRC workshop how many signed up last time and why was the workshop canceled 1 day before. VP Dubois stated only one signed up and the DRC would solicit committee members to work on the DRC and further stated the closing and notification time would be 1 week prior to the workshop

Explain the increase in copies/stationary Supplies

Mr. Franciosi CRA will provide documentation on Postage and Copies to the board either at the February meeting or before.

CRA proposed and appeal form which was accepted by the board

Landscaper report read and motion by Kurz to allow \$ 750.00 for Cable at the end of Savoy to stop Quads and dirt bikes from entering VRW. Victor stated the price includes hanging trailers so the cable can be see. Patton seconded motion passed.

Ventana Vista Bluff issues.

Noted that Kurz sent to Associa pictures of the Bluff by VRV and also called in on Graffiti on wall and ballast on 1 7 09.

Violations Grid discussion

Secretary Knutson VRV sent pictures to CRA of houses on and another with Wrought Iron Bars and another on a wooden fence

Homeowner's letters and concerns

Pending Violations Appeals

Defining Guidelines for weeds

Next meeting Feb 12th

Open forum

Meeting adjourned 7:40 PM

Gerald Kurz, Secretary