

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

Date: Thursday, March 12, 2009

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

Attendees: Kevin Patton
Howard Deboi
Gerald Kurz
Michael Franciosi, Carol Rickert & Associates
Various Homeowners

Call to Order

Kevin Patton called the meeting to order at 5:57 PM.

Guest

Mr. David Morris of the ABCWUA was present and addressed the homeowners and Board members. ABCWUA has purchased New Mexico Utilities which had been providing water service for Ventana Ranch West. Mr. Morris and his colleague addressed some of the issues of the new water system and addressed rate raises.

Minutes

Kevin Patton moved to accept the minutes from the February 12, 2009 meeting. Howard Deboi seconded. Motion passed.

Management Report

Michael Franciosi reviewed the February 2009 financials. As of February 28, 2009 there was \$36,174.90 in the Ventana Ranch West Operating Account, \$12,302.73 in the Ventana Vista Operating Account, \$40,893.29 in the Ventana Ranch West Reserve Account, and \$29,551.21 in the Ventana Vista Reserve Account. Total collections for February 2009 were \$12,352.15 and total expenses were \$22,737.22 (inclusive of Ventana Vista). Howard Deboi moved to approve the financials subject to audit. Jerry Kurz seconded. Motion passed.

Violation Grid – The violation grid was reviewed briefly.

DRC Grid – Michael Franciosi presented the Board of Directors with the latest DRC grid listing outstanding issues and recently completed requests.

Committee Reports

Howard Deboi informed the Board of Directors that the dispute that had been in place between 9800 and 9804 Mogollon has been settled. Kevin Patton moved that the Board overrule the decision of the DRC and suspend the decision for the 9800 Mogollon wall. Jerry Kurz seconded.

Old Business

Annual Meeting and Elections Update – Jerry Kurz informed the Board that Ballots have been sent out, and that he will be monitoring the tabulations from Election Trust.

Holiday Decorations Resolution – The Board signed the resolution as was presented.

Doggie Waste Stations - Kevin Patton moved to install the two doggie waste stations. Jerry Kurz seconded. Motion passed.

Flower Bed Installations - Tabled.

New Business

Audit Update – Michael Franciosi informed the Board that he had received three recommendations from both Ventana Ranch West and Ventana Vista Board Members for possible CPAs to provide an audit for 2008. So far one bid has been received and he is awaiting the other bids. He stated that all firms noted that this was a particularly busy time, and that they likely could not finish an audit until after April 15, 2009.

Homeowner Concerns/Letters

9916 Mogollon – Clean up calcium deposits from irrigation leak. The Board agreed to have Victor from Hilltop look into the issue.

Next Meeting

The next meeting will be the Annual Meeting, April 9, 2009.

Community Concerns – Open Forum

7905 Unionville presented an appeal for some DRC decisions that had been denied. The Board decided that the DRC would review the situation further.

Adjourn

There being no further business, Kevin Patton adjourned the meeting at 7:20 PM.