

**Ventana Ranch West Community Association Meeting
Paradise Hills Community Center, 5901 Paradise Blvd. NW**

Monday, May 5, 2008

CALL TO ORDER: The meeting was called to order at 7:04 p.m. by Kevin Patton. Present were Kevin Patton, Howard Deboi, Mike Snobl, Jerry Kurz, and Bill Blackmore and various homeowners. Lisa Donoghue and Carol Rickert Asbury represented Carol Rickert & Associates, management company.

REVIEW OF MINUTES FOR April 17, 2008: Howard Deboi moved to approve the minutes of December 17, 2007. Jerry Kurz seconded. Motion passed.

MANAGEMENT REPORT:

Michael Franciosi, Carol Rickert & Associates, reviewed the financials for the months of January, February and March 2008. Howard Deboi moved to approve the financials subject to audit. Jerry Kurz seconded. Motion passed.

HOMEOWNERS OPEN FORUM: Kevin Patton told homeowners that they could speak for 4 minutes each. Discussion ensued on Ventana Vista – sub association, gate, landscape maintenance, and street lights. More discussion followed on the financials and the ability of the homeowners to receive. Lisa will send copies of the financials this week to homeowners who would like them.

COMMITTEE REPORTS:

ACC: The committee decided to send a letter to the homeowner who built a wall without ACC and neighbor approval to comply with returning the wall to its original state or to the state of the compromise given within 30 days or there will be a fine of \$500 imposed each and every month the wall was not fixed. The committee discussed the shed and wall issue and asked for a time frame from the homeowner in which he will fix his shed/wall.

UNFINISHED BUSINESS:

Quorum requirements/Bylaw change – Board decided to table this issue.

Hilltop Contract – Board directed management to send to counsel, Alicia Guitierrez, before signing.

NEW BUSINESS:

Website – Lisa Donoghue informed the Board that the community website – www.ventanaranchwest.com – is up but changes need to be made before telling the community. Carol Rickert & Associates will be making the changes including email addresses for Board and DRC.

DogSticks – Lisa Donoghue will get more information for the Board on costs for these.

Ventana Vista Sub-Association – Carol Rickert & Associates will produce a flyer/newsletter for the homeowners in Ventana Vista in regards to getting a Sub-Association board together.

Two homeowners volunteered to deliver the flyer/newsletter.

Ventana Vista Gate – Pulte still has homes to sell but the gate will be closed when they tell us that it can be closed. Carol Rickert & Associates will include this information in the flyer/newsletter.

Box Canyon entrance to open space – Due to four wheelers and ATVs driving through the open space and in and out of the community through this space, the Board needs to take a look at this and recommend some solutions.

HOMEOWNERS LETTER/CONCERNS:

Noice – 10352 Mogollon – opening in wall to park and issues with people damaging his property. The Board needs to look at this situation and come up with some solutions.

Adjourn: The community center was closing at 9:00pm so the meeting was adjourned.