

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

**Date:** Thursday, May 14, 2009

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

**Attendees:** Jerry Kurz  
Mike Snobl  
Charlotte Knutson  
Tracy Schroeder  
Michael Franciosi, Carol Rickert & Associates  
Various Homeowners

**Call to Order**

Jerry Kurz called the meeting to order at 6:00 PM.

**Officers/Terms**

Officers have been appointed as follows:

- Jerry Kurz, President – 2 year term
- Mike Snoble, Vice-President – 2 year term
- Charlotte Knutson, Secretary – 2year term
- Tracy Schroeder, Treasurer – 1 year term

Appointment of 5<sup>th</sup> Board Member – The Board wished to place a notice in the June newsletter for an applicant for a 5<sup>th</sup> member.

**Minutes**

The Minutes from the March 2009 meeting were not sent to the Board members. The Board tabled approving those minutes until the June 2009 meeting.

**Management Report**

Michael Franciosi reviewed the March and April 2009 financials. As of March 31, 2009 there was \$39,399.28 in the Ventana Ranch West Operating Account, \$5,008.81 in the Ventana Vista Operating Account, \$49,673.19 in the Ventana Ranch West Reserve Account, and \$37,712.06 in the Ventana Vista Reserve Account. Total collections for March 2009 were \$29,156.87 and total expenses were \$37,679.89 (inclusive of Ventana Vista). As of April 30, 2009 there was \$66,910.95 in the Ventana Ranch West Operating Account, \$4,403.54 in the Ventana Vista Operating Account, \$52,671.82 in the Ventana Ranch West Reserve Account, and \$40,487.87 in the Ventana Vista Reserve Account. Total collections for April 2009 were \$59,771.19 and total expenses were \$29,773.78 (inclusive of Ventana Vista). Charlotte Knutson moved to approve the financials subject to audit. Jerry Kurz seconded. Motion passed. The Board noted the exception of Mike Snobl.

Delinquencies – Michael Franciosi presented the Board of Directors with a summation of delinquencies as of April 30, 2009. The Board discussed briefly collection polices, and requested that Management provide a breakdown for those owners who owed more than \$1,000.00 with details as to collection actions taken and whether the owners were offsite owners.

Violation Grid – The violation grid for April 2009 was reviewed briefly.

DRC Grid – Michael Franciosi presented the Board of Directors with the latest DRC grid listing outstanding issues. The Board discussed briefly the outstanding issues that remained on the grid. Charlotte Knutson stated that the outstanding DRC issues will be discussed at the upcoming meeting of the DRC.

### **Committee Reports**

Landscaping Committee - Michael Franciosi informed the Board on behalf of Brian Verardo that Brian would be meeting with Victor of Hilltop on May 15, 2009 to discuss further plant replacement. Ventana West Parkway and Ventana Ridge Road were the first areas addressed. The individual communities will then follow.

DRC and Entertainment Committee - Charlotte Knutson stated that the DRC will be meeting to discuss policies and to review procedures for the new members. She also requested that requests for volunteers for the DRC and Entertainment Committee be included in the next newsletter. Toni Lynch was present and stated that she would like to be a member of the Entertainment Committee and would be happy to deal with the entire Ventana Ranch West Community. She would like to have at least a total of four members for the community as a whole.

Election Committee - Jerry Kurz stated that he had provided a final copy of the election results to the secretary. Charlotte Knutson then read the results.

### **Unfinished Business**

Election Results – Charlotte Knutson moved to accept the results from Election Trust. Tracy Schroeder seconded. Motion passed.

Finalization of Bid for Audit – Jerry Kurz agreed to call the firms that provided bids to see what the costs for a financial review would be. He will provide the information to the Board and the Board will vote by e-mail. Mike Snobl moved that the Board request a financial review and that the final decision be made by e-mail. Tracy Schroeder seconded. Motion passed.

### **New Business**

Signature Card – Michael Franciosi presented the Board with a new signature card. The President and Treasurer have been added.

Reserve Study – Jerry Kurz obtained some information wherein the Association could obtain software that would calculate the reserve information. He stated that he would look into the possibility of using the software. Charlotte Knutson moved that additional bids be obtained. Tracy Schroeder seconded. Motion passed. Management agreed to

Status of Communication Logs – The use of a log to document communications between Management and Homeowners for substantive issues was agreed to be maintained by Management.

Weekly Management Reports – Mike Snobl requested that the number of hours spent during inspections be included in the reports. Management agreed to include that detail.

Status of DRC approvals and denials from Sandia Properties – Management agreed to compile a master list of all DRC requests and their outcomes. The DRC information forwarded from Sandia Properties will be examined and included.

**Homeowner Concerns/Letters**

10539 Box Canyon – The Homeowner has concerns about the off road vehicles that have moved the barriers at the end of Box Canyon and continue to use Box Canyon as an access onto the mesa. He would like to see walls added at the end of both Coyote Canyon and Box Canyon. The Board asked Management to look into getting a bid from Hilltop for the installation of a cable type barrier.

10015 Avenida Vista Sol - Mr. Leskowski was present and spoke to the Board regarding concerns with the Design Review Committee and the processes involved. He stated that he was concerned about to what level the rules would be taken. The Board stated that they would look into the issue with the DRC.

**Next Meeting**

The next meeting will be held on June 11, 2009.

**Adjourn**

There being no further business the meeting was adjourned at 7:25 PM.