

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

Date: Thursday, June 4, 2009

Location: The Home of Jerry Kurz
8500 Carson Mesa NW
Albuquerque, NM 87114

Attendees: Jerry Kurz
Mike Snobl
Charlotte Knutson
Tracy Schroeder
Michael Franciosi, Carol Rickert & Associates
1 Homeowner

Call to Order

Jerry Kurz called the meeting to order at 6:02 PM.

Minutes

Charlotte Knutson moved to approve the minutes from the March 2009 and May 2009 meetings. Mike Snobl seconded. Motion passed.

Management Report

Michael Franciosi reiterated to the Board of Directors that with the new meeting schedule, the previous month's financial reports would likely not be prepared until the following month.

Delinquencies – Michael Franciosi presented the Board of Directors with a summation of delinquencies as of May 31, 2009. He stated that the delinquencies had fallen somewhat, however, the problem is still serious and aggressive collection methods are being implemented. He also presented the Board of Directors with a breakdown of those owners who are delinquent more than \$1,000.00 and discussed the status of those owners.

Committee Reports

Landscaping Committee – Michael Franciosi related to the Board a report from Brian Verardo, Landscaping Committee. Brian and Victor have surveyed the western portion of Ventana Ridge Parkway and the Ventana Vista Community. He stated that this phase of the plant replacement should be completed by the first week of June. He will be surveying the remaining portion of Ventana Ridge Parkway as well as some other areas of Ventana West Parkway on June 12, 2009. He stated that the remainder of the communities will be evaluated; however he wished to see where the Association stands with plant replacement costs after all of the main roads and parks are finished. He further recommended that the five trees of concern in the Tuscarora Park actually be replaced. Victor provided him with a quote of \$200.00 per tree. The Board will review the situation in the Tuscarora park and then make a decision about tree replacement.

Unfinished Business

Finalization of Bid for Audit – Mike Snoble moved to accept the bid from McKinney and Associates. Jerry Kurz seconded. Motion passed with Charlotte Knutson abstaining.

Reserve Study – The Board was awaiting yet another bid, therefore the issue will be tabled until the following meeting.

New Business

There was no new business.

Homeowner Concerns/Letters

The Board of Directors had previously forwarded to Management their responses to four pending appeals.

Next Meeting

The next meeting will be held on July 2, 2009.

Adjourn

There being no further business the meeting was adjourned at 7:09 PM.