

**Ventana Ranch West Community Association Meeting  
Tuesday, June 3, 2008**

**CALL TO ORDER:** The meeting was called to order at 6:12 p.m. by Howard Deboi. Present were Howard Deboi, Mike Snobl, Jerry Kurz, and Kevin Patton and various Ventana Vista homeowners. Lisa Donoghue and Carol Rickert Asbury represented Carol Rickert & Associates, management company.

**REVIEW OF MINUTES FOR May 5, 2008:** Secretary, Jerry Kurz, read the minutes. Josh Morris moved to approve the minutes of May 5, 2008. Another homeowner seconded and the motion passed.

**VENTANA VISTA SUB-ASSOCIATION:** The organizational meeting of the Ventana Vista Sub-Association convened with 13 residents from Ventana Vista present. Many homeowners had question regarding the landscape maintenance, Ventana Ranch pool, street lights, neighborhood watch, gates, and infrastructure including curb and gutter. Kevin Patton explained that the builder, Pulte Homes, had the infrastructure inspected by the City of Albuquerque and it was accepted. A resident stated that contractors were driving over curbs and driveways causing damage to them. There was discussion regarding entry codes for the Ventana Vista gate. Carol Asbury explained that with issuing codes to every homeowner, the Association runs the risk of the memory reaching maximum storage which would mean the Association would have to clear the memory or purchase more memory which would be very costly. CRA received two applications with two nominations from the floor. Howard Deboi moved to appoint the four nominees, John Lowe, Stacy Myers, Charlotte Knutson, and Tracy Schroeder, to the Board of the Ventana Vista Sub-Association. Jerry Kurz seconded the motion. Motion passed. Lisa Donoghue will coordinate the next meeting. Homeowners from Ventana Vista left the meeting.

**MANAGEMENT REPORT:**

Carol Rickert, Carol Rickert & Associates, reviewed the financials for the month of May 2008. Howard Deboi moved to approve the financials subject to audit. Jerry Kurz seconded. Motion passed. Kevin Patton requested a break out of Ventana Vista expenses year to date.

**COMMITTEE REPORTS:**

**DRC:** Lisa Donoghue reported that she sent two cease and desist letters out this week.

**UNFINISHED BUSINESS:**

**Box Canyon and Coyote Canyon** – Hilltop submitted a bid for closing off these areas to everything but pedestrian/bicycle traffic. Victor Ramirez, Hilltop, briefed members on four wheelers and closing off the open areas using cables and bollards. A homeowner and Kevin Patton stated that their concerns are that the cables are highly visible. Victor stated the bollards

would be yellow and reflective signs posted. The Board discussed and would like more ideas than bollards and cable.

**10352 Mogollon** – Mike Snobl and Howard Deboi to check 15 foot easement.

**Ventana Ridge Road** – Kevin Patton checking with Kevin Broderick at the City of Albuquerque regarding what can be done at the end of Ventana Ridge Road and future Del Oeste.

**Audit** – Will discuss closer to the end of the year.

**Ms. Vega Lynn** – Kevin Patton to write letter.

**Hilltop Contract** – at Attorney's office.

**Governing Document books** – at AlphaGraphics.

**Website** – Lisa Donoghue reported that the website – ventanaranchwest.com – is being updated with all the documents and should be available for homeowners to access information soon.

**Carol Rickert & Associates** – Carol Rickert Asbury reported that with other management companies, late fees and fines stay with the management company and not with the Association.

**Utilization of message boards in Ventana Ranch East** – Lisa Donoghue reported that she made contact with the Jay from VRNA regarding posting meetings on their signs.

#### **NEW BUSINESS:**

**Park Issues** – Discussion regarding the parks and who can use the parks, rules and security. Jerry Kurz produced permits for park use along with rules to be posted at entrances to parks.

**Ideas for building community** – No discussion as the community center was closing.

Next meeting is scheduled for July 10, 2008. The meetings are tentatively scheduled for the 2<sup>nd</sup> Thursday of every month.

#### **HOMEOWNERS LETTER/CONCERNS:**

Letter from 9809 Cerro Largo was not discussed due to time constraints.

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