

**Ventana Ranch West Community Association Meeting
Thursday July 10, 2008**

CALL TO ORDER:

Time 1830 hrs

**Present Kevin Patton Pres, Howard Deboi VP and Jerry Kurz Sec/Treasurer, DRC
Committee Chairman Mike Snobl**

5 members of the HOA

Accountant for CRA and Lisa Donoghue Portfolio MGR

Location: Houston and Bohanon Meeting room Masthead Drive

REVIEW OF MINUTES FOR June 3, 2008

Motion to accept as read by those present

Motion to accept Howard Deboi Seconded by Kevin Paton

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MANAGEMENT REPORT:

Carol Rickert, Carol Rickert & Associates, reviewed the financials for the month of June 2008.
Motion to approve the financials subject to audit.

Question: on collection of fines and legal costs do these go back to HOA

Request by Pres Paton for breakout on Legal Fees

Motion to Accept Howard Deboi Seconded Stacy. Motion passed.

Pres Patton explained that the reserve monies are based on the cost of forecasted repairs to the infrastructure in Ventana Vista.

Request for audit: Board was advised this should take place in January of 09

Discussion on putting as much monies collected from the HOA members in an interest bearing account

Kevin Patton had requested a break out of Ventana Vista expenses year to date done and presented.

Parks Agreement: Was requested between Sandia properties and City. I assume this is the warranty deed. According to this I am not sure what was requested and the purpose of this request.

Website for VRW Cost: Lisa Donaghue said it costs \$ 150 per year

Hilltop Contract Signed

COMMITTEE REPORTS:

DRC: Mike Snobol

*Jerry Kurz makes motion for Rickert Assoc to provide monthly report on inspections, Violations and requests on new business section

Landscape Committee Pres Paton appoints Bruce Verardo whose Job is in the landscaping engineering business as Chairman of committee. Bruce was to also set priorities on plant replacement and an estimate of costs involved.

Discussion Hilltop will replace 120 plants and the remainder 300 will be paid for by VRW HOA funds in phases.

Suggestion by VP Deboi that Flags be placed on new plants to check their locations. Mr. Rodriguez Hilltop Manager said he would provide as many flags as we need. Bruce Verando Chairman Landscape Committee was give contact info for Mr. Rodriguez and will report at the next meeting.

Jerry Kurz gave reports on the following

VRW Park 1: Contact was made with Mr. Fred Hultberg YAFL (Young American Football League) who works for the city of ABQ stated the Football practice will begin July 28 approximately till beginning of October and Soccer practice will take place February 1st through April. Mr. Hultberg sent an E-mail to that effect also stating the city would repair damage to field caused by the teams by the city. Jerry so important this contact was made. Makes me feel that at least we have this under control, thanks to you.

Box Canyon (Jerry Kurz) went to the assessor's office along with the Bernalillo Clerk and AMAFCA to get documents showing who owns this property. All documents have been obtained and are awaiting review by board

Proposal for Box canyon to put in 10 barriers 12 feet long 32 inches high, weight 4000 lbs each at a cost of \$375 or \$3750 plus cost of equipment to place barriers at desired location awaiting action on the above.

Signs: Cost of signs that need to be posted (no trespassing) which depending on size #13 up to \$ 29. These signs must be posted for police to enforce trespassing by people with Quads Dirt bikes Trucks camping etc

Crime Statistics: These are listed and referred to as police calls. There were 62 calls in the month of May 2008 mostly for suspicious cars or people including 6 felony type crimes 5 residential Burglaries and one aggravated assault noting 3 of which were on Paseo del Norte. For the month of June there were 35 police calls of which were 1 was a residence Burglary and 2 Auto Burglary. Note that the calls and crimes dropped nearly 50%. To 35 calls.

We are attempting to start Neighborhood watch in the meantime keep those calls coming on all suspicious activities. Call 311 for Graffiti (cans left out any problem??).

Trash Cans;

The Homeowner is required to take cans in after pickup after 1 day failure to do so could cost a fine up to \$ 500 by the city.

UNFINISHED BUSINESS:

Box Canyon and Coyote Canyon – Hilltop submitted a bid for closing off these areas to everything but pedestrian/bicycle traffic. The Board discussed and would like more ideas than ballards and cable.

Victor Rodriguez Hilltop has submitted the following proposal

10352 Mogollon –Mike Snobl and Howard Deboi to check 15-foot easement. (I do not remember this. The last word I had was that Kevin was going to work with the homeowner on solving this issue.

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.

What happened? I guess we will find out.

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

Ms. Vega Lynn – Kevin Patton to suspend writing letter to Ms Lynn.

Hilltop Contract

Signed

Governing Document books –

Received the binders at the July Meeting

Website – Lisa Donoghue reported that the website – ventanaranchwest.com – cost \$ 150 per. yr

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. True from a previous meeting, but Carol was not present at this meeting.

Other company was contracted and monies collected are returned to the HOA

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.

Ok what has been done on this?

Ideas for building community –

Neighborhood cleanup, BBQ, Movie in the park

Next meeting is scheduled for August 8, 2008. The meetings are tentatively scheduled for the 2nd Thursday of every month. I believe the 2nd Thurs. would be August 14th. I do not remember setting the meeting for Aug. 8th

New Business

HOMEOWNERS LETTER/CONCERNS:

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

Ok whets the deal on Cero Largo

Adjourn: The community center was closing at 2030 hrs so the meeting was adjourned.

Gerald Kurz, Secretary