

**VENTANA RANCH WEST COMMUNITY ASSOCIATION  
VENTANA VISTA COMMUNITY SUB ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**Date:** Tuesday, August 4, 2009

**Location:** Ventana Vista Park Area  
Avenida Vista Ventana and Via Vista Parque  
Albuquerque, NM 87114

**Attendees:** Rosario Vega-Lynn  
Karen Adams  
John Lowe  
Michael Franciosi, Carol Rickert & Associates  
Homeowners

**Call to Order**

Rosario Vega-Lynn called the meeting to order at 6:17 PM

**Minutes**

Karen Adams moved to accept the minutes from the June 2, 2009 meeting. Rosario Vega-Lynn seconded. Motion passed.

**Management Report**

Michael Franciosi reviewed the breakdown of the Ventana Vista financials for June 2009. As of June 30, 2009 there was \$5,147.16 in the Ventana Vista Operating Account and \$46,059.21 in the Ventana Vista Reserve Account. Collections for June 2009 were \$1,993.00 and expenses were \$3,570.64.

Michael Franciosi stated that the most violation grid for May and June 2009 had been sent to the Board.

**Unfinished Business**

Parking - Michael Franciosi stated that the parking stickers are in, and suggested that they be mailed to those owners who have provided vehicle registration forms. To date only 41 out of 128 forms have been received. The Board agreed to proceed with the distribution of stickers to those who have registered their vehicles, and to send vehicle registration forms along with the newsletters for those who have not yet forwarded the registration to Management. Both Karen Adams and John Lowe stated that they have noticed a considerable improvement in the parking problems within Ventana Vista.

Gate Codes – The Board unanimously agreed to wipe out all existing gate codes as of October 1, 2009. Homeowners will be notified in an upcoming newsletter, and will be able to notify Management prior to October 1, 2009 if they wish to provide a 4 digit code. The Board also agreed that a homeowner may elect to keep his present code should he so choose.

Sign for Meeting Notices – The Board wished to look into the costs for printing a sign for meeting notices, as well as a banner. The sign will simply state Ventana Vista Board Meeting 6PM Tonight. Management will provide the Board with estimates for both the sign and banner.

Marquis Sign – The Board of Directors asked Management to notify the Ventana Ranch West Board that they are supportive of a community marquis sign. The Ventana Vista Board elected to not install a marquis sign unique to the Vista community at this time.

### **New Business**

Gate Surveillance Camera – The issue of installing a surveillance camera was tabled until the next meeting. Management agreed to provide the Board with a history of repair costs for the gate associated with vandalism, as well as an estimate for radiator spikes.

Sidewalk Maintenance – The Board agreed to have management further investigate the cracked sidewalk near 10119 Avenida Vista Sol and forward an opinion to the Board.

Spraying of Weeds along Streets – The Board wished to investigate the cost of having Hilltop spray the cracks between the asphalt and concrete along the Vista streets as well as spraying the large walls that existing along the sides and rear of some homes.

Management agreed to contact Hilltop and let the Board know the cost. Rosario Vega-Lynn stated that if the price were reasonable that the work should proceed.

Bluff Path - John Lowe reported to the Board of Directors that trespassing along the improvised path at the eastern edge of Ventana Vista continues to be a problem. A proposal for installing approximately a 20' x 10' area of 12 inch jagged lava rock at the southern access was introduced. Management agreed to look into an installation price with Hilltop.

### **Homeowner Concerns/Letters**

10327 Avenida Vista Cerros – The Owner of 10327 Avenida Vista Cerros expressed her frustration with a DRC denial regarding a trellis in her yard made of coyote fencing material. The appeal will come before the Board of Directors of Ventana Ranch West in the near future, and the Ventana Vista Board agreed to await the outcome of that appeal prior to making any suggestions to the VRW Board.

### **Next Meeting**

The next meeting will be held, Monday, October 5, 2009 at 6:00PM at the park inside Ventana Vista.

### **Adjourn**

There being no further business, the meeting was adjourned at 7:40 PM.