

Ventana Ranch Board of Directors Meeting August 14, 2008 at
Ventana ranch Elementary school

6:30 Pm

Meeting called to order President Vice president and secretary
Treasurer Charlotte Knutson DRC member 4 homeowners
Present

Minutes taken by Secretary Kurz at BOD meeting held July 10, 2008
were read Motion to accept by VP Duboi and seconded by Charlotte
Knutson

Financials read by Michael Franciosi Carol Rickert Mgt Co see
attached spreadsheets VP Duboi made motion to accept noting an
audit on the Financials Report could be done at a later date Stacy
Myers Seconded, report accepted

Michael (CRA) explained judgment costs Pres Patton asked for
breakout of legal costs to be provided at next meeting

Request by Stacy for work order for the street light in Ventana vista

Michael (CRA) stated he oversees Accounting section while
managing VRW.

Discussion by Ms McGlynn resident present asked why Hilltop does
not pay for the replacement of all trees and shrubs

Secretary Kurz explained that the trees and plants only have a 1-year
warranty therefore we must pay for those past the warranty

Pres Patton explained that the HOA is responsible for the common
areas in our community

Michael (CRA) is making Mylar maps for the chairman of the
landscape committee Bryan Verardo

Charlotte expressed her concern that Victor had cut the watering
down at the Ventana ranch West entry and that several plants had
died

President Patton said he was going to meet with the city (ABQ) officials (Kevin Broderick) on Friday 15 Aug concerning the criteria for landscaping. Pres Patton said he along with city officials were going to walk the medians to view any traffic safety problems concerning visibility

Michael (CRA) said violations Grid was mailed to the board

Michael (CRA) stated an audit would cost approximately \$ 3000 by an outside auditor and would be done at the end of the year

Michael (CRA) stated President Patton and Secretary/treasurer would need two types of Identification but would not need credit card as was previously stated

Michael (CRA) stated he would check on the tax-exempt status for the VRHOA

Property Improvement District Tax (PID) President Patton discussed the PID saying he knows about it but does not like it Pres Patton said he spoke to Mike Mossman and Mike Purefy and would get back to the board

Pres Patton City has passed a requirement that the actual price of the house that is sold must be reported

Letter showing that the city of Albuquerque owns the park, which was presented to the board by President Patton

President requested Carol Rickert Assoc set up a training Seminar to for the DRC members. President asked that it be on a Saturday and Michael suggested it be at CRA's office and would look to setting the date approximately the 2nd Saturday September 13

Motion by Secretary that we do not accept Mr. Snobl (DRC Chairman) resignation unanimous approved VP Dubois said he wanted to talk to Mr. Snobl President Patton stated we need an official letter.

Charlotte Knutson DRC member requested binders for all members of the DRC

Charlotte DRC member's names and pertinent information were given to CRA

Stacy asked who has financials on Ventana Vista

Question from floor by Ms McGlynn when are we going to have 2 more members on the board

VP Dubois informed Stacy that there is no Ventana Vista DRC but there is a committee within Ventana Vista

VP Dubois explained the appeal process concerning the DRC notice of Violations as is listed on bottom of request form. The final appeal is sent to the BOD and voted on.

Secretary moved to purchase No Trespassing sign to post at the end of Box Canyon

Michael stated there is going to be a walk through by Pulte to fix items under warranty

7:the custodians were closing 45 pm meeting moved to parking lot as building

&: 50 motion to table Agenda and include it in the September 11th meeting. Motion passed

7:50 meeting adjourned

Gerald Kurz, Secretary