

Ventana ranch West HOA Meeting Minutes
Sept 11, 2008
Ventana Ranch Elementary School
6801 Ventana Village Rd
Albuquerque, Nm 87114

1805 Meeting called to order

Present

President Patton

VP Howard Dubois

Secretary/Treasurer Kurz

DRC Member Charlotte Knutson

2 members of the HOA

Motion to accept minutes from August 14 and 29, meeting accepted as written by VP Dubois seconded by Pres Patton

Reports

Mr. Franciosi (Rickert MGT Co) gave reports see attached

Management fee charged the VRHOA from Rickert \$7472.50 per month. Ms Rickert discussed the fee at the August 1st meeting where she said they would match canyon gates fee. Sec Kurz noted that the fee has not been reduced and we should not renegotiate the contract (See Note below) but Ms Rickert should adjust the fee as per our conversation at the Aug 1st meeting. This will be discussed at the October meeting when Michael gets back to the board.

Note: This discount first came up at the Aug. 1st. meeting Ms Rickert said "there would be no extension of the existing contract". Mr Snobl specifically asked Ms Rickert this question at the Aug 1st meeting.

Motion to accept report by VP Dubois, 2nd by Sec Kurz

Violations Grid

Discussion on the layout of the grid. Sec Kurz stated there is no closure column on the grid so we do not know which violations are

open or closed. It was agreed that there would be a status column on the grid.

Items bought up by Mr Snobl VRW homeowner.

Corrugated roof installed on a newly built patio in back yard of house on Ventana Pkwy. Location is across from entrance to Ventana Vista. Corrugated roofing is an absolute no, no in the DRC manual.

8055 Tuscarora homeowner is not pulling weeds along side of their sidewalk.

8060 Tuscarora: This is house in foreclosure and weeds have not been pulled all summer. Motion made by Sec. Kurz and seconded by VP Deboi to have weeds pulled by Hilltop. \$100 allocated to do this. (Just as a footnote: as usual this has not been done yet as of Sept. 27.)

DRC Member Ms. Knutson noted Ventana Vista parking problem

Landscape Committee

Chairman Bryan has reviewed the plans and the following are his recommendations

\$ 11,542.00 Replacement cost
Less \$ 2200.00 Hilltop Will provide
\$ 9542.00 Total cost to VRWHOA

VRHOA will pay \$ 6500.00 for initial planting now and the remainder \$ 3000.00 in the spring

Ventana Ridge Rd Barrier

Discussion with Mr. Broderick concerning moving the barrier would be approved as soon as the city moves the marker tree forward. This should take place within the next two weeks. Mr. Broderick said he would put the approval to place the barriers at the end of Ventana

ridge Rd in writing (for Hilltop) as soon as the marker was moved and a sign was placed at the intersection preceding the end of Ventana Ridge Rd.

Tuscarora park flooding was discussed by VP Dubois who said Hilltop would place coble Stones to prevent washout of the park. Motion made to procure and place Coble Stone to prevent washout by VP Dubois with a 2nd by President Patton.

Mike Snobl brought up the fact the pedestrian walk ramp east of the traffic circle on Ventana Ridge is washing out.

Pres Patton will contact Mr. Broderick and brief us on his findings at the October 9th meeting concerning the barriers at the end of Ventana ridge Rd.

Mr. Franciosi requested we change meeting to another day as Ms Rickert attended another meeting on the second Thursday of each month also. Sec Kurz noted we all agreed to do the 2nd Thursday of each month prior to Mr. Franciosi being given his new position as property manager. Sec Kurz recommended we table discussion on this issue until January 09.

New Business

Sec Kurz stated his opposition to renegotiate the contract concerning the reduction of fees, which would extend our contract with CRA. See above note.

Laura Horton (Ventana Ranch neighborhood Association) discussed our By Laws concerning a quorum. VP Dubois said the board is aware of the provision and has briefed board members accordingly

Bathroom needs in the big park. Complaints from homeowners were made when residents observed people from the practicing teams going to the bathroom in the bushes. Sec kurz contacted Mr. Hertsberg both in writing and on the phone and he a stated he would send a letter to all who used the park to go to the Giant gas Station or Walgreen's.

Ms Charlotte Knutson will take pictures and send them to president Patton concerning Erosion of the hill behind Ventana Vista. Ms Knutson said erosion is taking place and vegetation planted is being cut back in fall allowing the children to have access to cliff and cause further damage.

Gerald Kurz, Secretary