

**VENTANA RANCH WEST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: Thursday, November 5, 2009

Location: Ventana Ranch Elementary School
6801 Ventana Village NW
Albuquerque, NM 87114

Attendees: Jerry Kurz
Mike Snobl
Howard Deboi
Michael Franciosi, Carol Rickert & Associates
7 Homeowners

Call to Order

Jerry Kurz called the meeting to order at 6:02 PM.

Minutes

Jerry Kurz moved to approve the minutes from the October 2009 meeting. Mike Snobl seconded. Motion passed.

Management Report

Michael Franciosi presented the financial report from September 2009. As of September 30, 2009 there was \$34,588.24 in the Ventana Ranch West Operating account, \$3,918.37 in the Ventana Vista Operating Account, \$67,659.22 in the Ventana Ranch West Reserve Account, and \$54,374.15 in the Ventana Vista Reserve Account. Total collections for September 2009 were \$27,567.94 and total expenses were \$45,812.66. Jerry Kurz moved to accept the financials. Mike Snobl seconded. Motion passed.

Delinquencies - Michael Franciosi presented the board with a delinquency report and narrative as of September 30, 2009.

Violations – Management had forwarded to the board previously the violations for October.

Committee Report

Elections – Jerry Kurz stated that the elections would be handled by Election Trust again.

Unfinished Business

Park Maintenance – Howard Deboi stated that the Ventana Ranch West Community Association may wish to look into the maintenance of the equipment by the City of Albuquerque. The issue was tabled until the next meeting for further discussion.

New Business

Neighborhood Watch Signs – Mike Snobl moved to make a standing motion to reimburse homeowners for up to two signs for neighborhood watches. Jerry Kurz seconded. Motion passed.

2010 Budget – Management presented the Board of Directors with a budget proposal for 2010 for both Ventana Ranch West and Ventana Vista. Management stated that the Ventana Vista Budget would be presented for the Vista Board approval at their December meeting. The Board agreed to table the approval of the budget until the Treasurer and Secretary were present.

Sign Violations – Jerry Kurz wished to begin fines immediately for any signs that are posted in the community. The Board agreed. Homeowners will be notified in the December newsletter.

Newsletter Topics - Management requested that the Board of Directors forward any topics that they may wish to be included in the December newsletter no later than November 30, 2009.

Audit – Mike Snobl moved to have an audit for Fiscal Year 2009. Howard Deboi suggested that the item be tabled until the next meeting as the current Treasurer was absent. It was agreed to table the issue until a later meeting.

Homeowner Concerns/Letter

Doggie Waste Stations – There was a request from a homeowner that an additional doggie station be added on the pathway between Box Canyon and Savoy. Mike Snoble moved to add the doggie station. Jerry Kurz seconded. Motion passed.

Next Meeting

The next meeting will be held on December 3, 2009 at 6:00 PM at the Ventana Elementary School.

Community Concerns – Open Forum

9916 Sunshine Mesa – Mr. Baca presented the Board of Directors with a request for some compromise in violation fines. He stated that he currently has a judgment against him as a result of the Real Estate Contract that he holds for 9916 Sunshine Mesa. Jerry Kurz stated that trailer that is parked there in violation must be moved before the Board considers a waiver or reduction in any fines or late fees. He requested Mr. Baca to present the Board with a proposal once the trailer has been removed.

8180 Ventana Azul – The Owners had a question regarding meeting dates and notices.

The Board explained the meeting dates and times and methods of notification.

Management agreed to send information regarding the meeting times. The owner also asked about graffiti situations, and prosecution if taggers' identities were known. The Board explained how the City of Albuquerque deals with graffiti, including the removal of any graffiti within the city limits.

10416 Coyote Canyon – The owner had a question about DRC requests. The Board explained the procedure for filing requests and how they are reviewed by the committee.

Adjourn

There being no further business the meeting was adjourned at 7:12 PM.