

Ventana Ranch West HOA Meeting Minutes  
November 13, 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

Ventana Vista BOD

Tracy Hill

Secretary /Treas Charlotte Knutson

2 member of the HOA

Motion to accept minutes from October 9, meeting accepted as written by VP Dubois seconded by Sec Kurz motion passed

Financials presented by Franciosi, Motion to accept by Duboi seconded by Kurz

Violations Grid

It was noted that Political Sign Violations were given (37) after inspection of property on Oct 16 however after several people called the enforcement was discontinued and no other letters of violation were sent out. Kurz said this was not in accordance with our Convents' and all should have received notices as per the intent of our DRC rules.

Kurz asked where the guidelines to implement our rules are. Franciosi CRA stated that we the board direct the Policy. Kurz stated the rules were already listed in the handbook and CRA should have some guidelines, Checklist or other means to insure continuity and fairness enforcing the convents

Kurz requested that the Violations Grid be done on a monthly basis showing delinquent HO's and the current inspection cycle with violations notices. Franciosi state when asked that an average of 400 letters were sent out each month via regular mail and it would cost approximately \$2000 to send the letters certified mail. It was decided to continue sending letters via regular mail based on cost recovery.

#### Landscaping Committee

Dubois Stated that Bryan said some plants would be replaced in the spring.

#### Old Business

Franciosi said CRA received a letter as of 13 Nov (today) that stated we could move barriers however street was not named correctly Kevin will get back to Mr. Broderick for an updated letter with correct street name

Erosion Issue resolved in park and was inspected by Duboi and Kurz

#### New Business

Trash Container policy was presented to BOD and will be re written to include clarification on location where empty trash can be placed and include Lid on cans be closed top prevents garbage from blowing onto street. Letter will be redone and presented at the Jan 09 meeting.

Violations Fines approved and signed

09 Budget proposal tabled till Jan 09 meeting

Landscape Maintainance Contract Tabled till Jan 09 meeting

Editing of Violations Grid See notes above)

CRA Minutes to be posted on website and VRHOA minutes for Monthly meetings to be forwarded to CRA for posting also.

#### Homeowner Concerns

Doggie waste bag stations BOD voted to purchase 2 for Big Park

Political Signs BOD will follow DRC handbook rules Charlotte signs can be placed in windows, just like I did and many others. You (Michael CRA) had no right to decide upon yourself to do what ever you thought because you had so many calls on political signs. It is not your place to make decisions like that. People should have been sited. The CCR's PLAINLY state NO POLITICAL SIGNS.

City to be contacted to maintain property between 9711 and 9805 which they own.

Moles along trails between ventana Vista and Trails. A pest control company will be bid out Still no action or response from the NON WALKING PATH VV BLUFF with erosion... been working on this for two years now.

Web Site Postings for missing pets will be posted

Placement of Boulders Franciosi stated some residents had concerns of the separation between boulders to allow strollers etc. Kurz asked that when you get these concerns please forward them to the board so they can be addressed immediately.

Next Meeting

Meeting was moved to December as BOD were out of town on various dates so meeting will be held Jan 8<sup>th</sup> at the Ventana Ranch Elementary School at 6 pm

1930 Meeting Adjourned

Gerald Kurz, Secretary