

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

Date: Tuesday, June 2, 2009

Location: Taylor Ranch Community Center
4900 Kachina NW
Albuquerque, NM 87120

Attendees: Rosario Vega-Lynn
Karen Adams
Charlotte Knutson
Michael Franciosi, Carol Rickert & Associates
Homeowners

Call to Order

Rosario Vega-Lynn called the meeting to order at 6:03 PM

Board Resignations and Appointments

The Resignations of Tracy Schroeder and Charlotte Knutson were accepted. Rosario Vega-Lynn was appointed to fill the position of Tracy Schroeder and Karen Adams was appointed to fill the position of Charlotte Knutson.

Minutes

Charlotte moved to accept the minutes from the March 3, 2009 meeting. Rosario Vega-Lynn seconded. Motion passed.

Management Report

Michael Franciosi reviewed the breakdown of the Ventana Vista financials for February through May of 2009. As of May 31, 2009 there was \$7,324.56 in the Ventana Vista Operating Account and \$43,272.34 in the Ventana Vista Reserve Account. Collections for February 2009 were \$1,211.84 and expenses were \$242.90. Collections for March 2009 were \$2,448.00 and expenses were \$8,505.76. This included the Reserve Allocation for the 2009 Budget which was approved in March 2009. Collections for April 2009 were \$7,188.76 and expenses were \$3,053.27. Collections for May 2009 were \$1,393.24 and expenses were \$4,267.74.

Michael Franciosi stated that the most recent violation grid for April 2009 had been sent. The May grid will be sent to the board once it has been updated.

Unfinished Business

Parking Concerns – Rosario Vega-Lynn stated that John Lowe had proposed a temporary hardship parking along the north side of Calle Vista Oeste. She asked for input from the homeowners in attendance. A discussion ensued regarding the various aspects of the parking situation. There was a recommendation from a homeowner that parking

tags/stickers and a unique guest permit for each owner be issued. Upon completion of the discussion, Rosario Vega-Lynn moved to forego a temporary hardship parking area along Calle Vista Oeste, and to keep the on-street parking restrictions as they presently exist. Karen Adams seconded. Motion passed. Rosario Vega-Lynn also moved to get vehicle windshield identification stickers for all owner or tenant vehicles in Ventana Vista. Karen Adams seconded. Motion passed.

Bluff Update – Charlotte Knutson introduced Jerry Kurz, President of the Ventana Ranch West Community Association, who informed the Homeowners and Vista Board of the issues regarding the bluff between Ventana Vista and Ventana Ranch. A proposal was made wherein the Ventana Ranch West Community Association will supply the water to help with the irrigation for the seeding of the bluff, and in turn an easement of 10 feet along the west side of the bluff will be granted for Ventana Ranch West. He stated that the community is hopeful that this will be agreeable to the Ventana Ranch Community Association and that it will help the situation.

New Business

Entertainment Committee – Toni Lynch from the Entertainment Committee mentioned that she would like to have four additional volunteers for the committee, and that she would look into the possibility of having a summer event for Ventana Vista as well as a Holiday Decoration Contest.

Gate Codes/Removal of Codes – Rosario Vega-Lynn proposed to wipe clean all of the gate codes every three months. Homeowners offered some input as to their thoughts about the use of codes and gate devices. The issue will be tabled until the next meeting. The possibility of installing a dummy camera was mentioned, and Management agreed to get a bid for installing a dummy camera.

Neighborhood Watch – Jerry Kurz also briefly stated the wish to begin multiple neighborhood watches throughout Ventana Ranch West.

Schedule for future Board Meetings – Rosario Vega-Lynn stated that she would like to change the schedule for the Ventana Vista Board of Directors meetings to every other month.

Speed Limit Sign – Rosario Vega-Lynn moved to get a 15mph speed limit sign installed at the entrance. Karen Adams seconded. Motion passed.

Homeowner Concerns/Letters

None

Next Meeting

The next meeting of the Ventana Vista Community Sub Association Board of Directors will be arranged by e-mail for early August. The first Monday or Tuesday of the month would be preferable.

Adjourn

There being no further business, the meeting was adjourned at 8:00 PM.