

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

**Date:** Thursday, September 25, 2008

**Location:** Flying Star Café  
10700 Corrales Road NW  
Albuquerque, NM 87114

**Attendees:** Tracy Schroeder  
John Lowe  
Michael Franciosi, Carol Rickert & Associates

**Call to Order**

Tracy Schroeder called the meeting to order at 6:07 PM

**Minutes**

The minutes from the July 2, 2008 meeting were approved unanimously.

**Management Report**

Michael Franciosi reviewed the August 2008 breakdown of the Ventana Vista financials. As of August 30, 2008 there was \$3,235.54 in the Ventana Vista Operating Account, and \$21,943.70 in the Ventana Vista Reserve Account. Total collections for August 2008 were \$972.00 and total expenses were \$4652.15. Michael Franciosi reminded the Board that the August 2008 financials for the entire Ventana Ranch West Community are available on the web site.

Michael Franciosi informed the Board that Stacy Myers had resigned from the Ventana Vista Board of Directors. The Board unanimously voted to appoint Charlotte Knutson to fill the vacancy created by Stacy's resignation. Michael agreed to contact Charlotte to verify that she would accept the appointment.

**Old Business**

**Parking Restrictions/Enforcement** - The Board agreed to table the matter of clarifying the parking restrictions as they felt the parking situation had improved in Ventana Vista.

**Scope of Homeowners' Weeding Responsibilities** – Michael Franciosi stated that the area that had been in question along Avenida Vista Cerros is actually the responsibility of the Homeowners on Via Vista Parque, whose lots back up to Avenida Vista Cerros. Given the layout of these parcels, the Board wished to investigate the possibility of adding the strip along the east side of Avenida Vista Cerros from Avenida Vista Ventana to 10156 Avenida Vista Cerros.

Reflectors - The Board agreed to purchase four reflectors, two to be mounted on the entrance gate and two to be mounted on the exit gate.

### **New Business**

Gate Access Codes – Michael Franciosi informed the Board that he had had several requests to disband the use of personal access codes for the Homeowners in Ventana Vista. The Board agreed to allow the personal codes to remain in use as they did not see any evidence that the codes were being misused.

DRC Workshop – Michael Franciosi informed the Board that there would be a DRC Workshop on Saturday, October 4, 2008 at 10:00 AM at the offices of Bohannon Huston on Jefferson Street. He asked that the Board forward any names and contact information for individuals who may be interested in serving on the DRC Committee. John Lowe asked that the DRC Committee might investigate publishing a very short listing of common projects/additions that require a DRC approval as well as a short listing of projects/additions that could be executed without the need of DRC approval. He felt that many Homeowners were unaware of whether or not they needed to seek DRC approval for a particular project.

Meeting Schedule/Frequency - The Board agreed that the meetings for the Ventana Vista Community Sub Association would be held quarterly and that notice would be posted on the website for any interested Ventana Vista Homeowners to attend should they wish. Michael Franciosi agreed to secure a location for the meetings that would enable other Homeowners to attend.

Pathway east of Ventana Vista – John Lowe brought up the issue of the area immediately to the east of the properties along the east side of Avenida Vista Sol. He stated that there is concern that children are playing and potentially vandalizing the wall area. There is also concern of areas that are showing erosion. He also wanted the issue of graffiti to be addressed as well. Michael Franciosi agreed to look into the situation.

### **Homeowner Concerns/Letters**

Michael Franciosi reported that the suggestions from the recent mailing that pertained to Ventana Vista were for the installation of No Soliciting, Speed Limit, and Caution Children Playing signs. The Board unanimously agreed that they did not wish to have signs of this nature installed in the Ventana Vista Community.

### **Next Meeting**

The next meeting of the Ventana Vista Community Sub Association Board of Directors will be held on December 1, 2008 at 6:00 PM. Location: TBA.

### **Adjourn**

There being no further business, the meeting was adjourned at 7:14 PM.