

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

Date: Monday, October 5, 2009

Location: Starbucks
8201 Golf Course RD NW
Albuquerque, NM 87120

Attendees: Rosario Vega Lynn
Karen Adams
John Lowe
Michael Franciosi, Carol Rickert & Associates

Call to Order

Karen Adams called the meeting to order at 6:04 PM

Minutes

John Lowe moved to accept the minutes from the August 2009 meeting. Karen Adams seconded. Motion passed.

Management Report

Michael Franciosi reviewed the breakdown of the Ventana Vista financials for July and August 2009. As of July 31, 2009 there was \$2,779.40 in the Ventana Vista Operating Account and \$48,832.69 in the Ventana Vista Reserve Account. Collections for July 2009 were \$6,655.49 and expenses were \$4,360.76. As of August 31, 2009 there was \$5,210.21 in the Ventana Vista Operating Account and \$51,602.73 in the Ventana Vista Reserve Account. Collections for August 2009 were \$2,144.17 and expenses were \$4,209.68. Michael Franciosi stated that delinquencies continue to improve although they are still at a fairly high percentage throughout Ventana Ranch West. Michael Franciosi also stated that the list of violations for Ventana Vista for September had been forwarded to the board.

Unfinished Business

Sign/Banner for Meeting Notice – The Board unanimously agreed to forgo the purchase of any sign given that there was now a community sign for all of Ventana Ranch West that can be used for notification.

Weed Spraying – John Lowe moved to accept the bid from Hilltop for \$720.00 for 2 annual sprayings within Vista for weeds in the common areas and along the joints between the asphalt and concrete in the streets. Rosario Vega Lynn seconded. Motion passed.

Installation of rock by bluff path – John Lowe moved to accept the bid from Hilltop for \$600.00 to install 400 square feet of rip rap along the southern end of the bluff path. Rosario Vega Lynn seconded. Motion passed.

Reserve Study – Michael Franciosi reported that the reserve study was complete and that he had forwarded a copy of the study to the Board by e-mail. The study found that Ventana Vista was in a strong position with respect to building their reserve fund.

New Business

Fine Policy for posting of gate codes – Rosario Vega Lynn stated that she was concerned about homeowners posting gate codes outside the gate for various events despite having been cautioned against doing so in the previous newsletter. John Lowe moved to levy a \$150.00 fine on any homeowner posting a gate code. Karen Adams seconded. Motion passed. Management agreed to notify the homeowners of the policy.

Vandalism – Michael Franciosi informed the Board that there had been some vandalism with respect to the pedestrian gates and fences within the community. It was determined that the origin of most of the people causing the damage was coming from along the bluff path. The Board of Directors wished to see if the installation of the rip rap will bring about a change.

Parking Inspections – Management stated that a special after hours parking inspection was done in August. Karen Adams stated that although there was some improvement, that the chronic offenders continue to violate the parking policies. Management stated that the best solution was to enforce the parking policy with towing. This would also necessitate the need to have homeowners or their tenants obtain visitor parking permits for overnight parking. John Lowe stated that he would want a statement from a towing company that would hold the Association harmless. Management agreed to contact a towing company and be in touch with the board. Management also agreed to notify all homeowners prior to beginning any enforcement with towing.

Activities Committee – Karen Adams stated that the interest in the Activities Committee was not such that anyone wished to chair or co-ordinate the efforts, therefore she did not foresee the formation of an activities committee within Ventana Vista. Karen stated that she did not wish to chair the committee, but that she would continue to help coordinate the community garage sales.

Speeding Vehicles – Karen Adams stated that she has witnessed several instances of speeding within the community recently despite the speed limit sign. It was agreed that homeowners would be cautioned against speeding in the next mailing.

Homeowner Concerns/Letters

None.

Next Meeting

The next meeting will be held, Monday, December 14, 2009 at 6:00PM at Starbucks.

Adjourn

There being no further business, the meeting was adjourned at 7:15 PM.