

VENTANA LAKES PROPERTY OWNERS ASSOCIATION  
NOTICE OF OPEN MEETING - BOARD OF DIRECTORS

Wednesday, January 20, 2010 - 1:30 p.m. - Ventana Lakes Yacht Club

1. **Approval of Minutes:** Business meeting of 12-19-2009; Executive Session of 12-15-2009
2. **Committee and Liaison Reports**
3. **President's Report**
4. **Treasurer's Report**
5. **Manager's Report**
6. **Operational Matters**
  - a. **Kitchen improvement.** The Board may award a bid to change the fire suppression unit in the hood to meet city code for our class of kitchen.
  - b. **2009 Taxes.** The Board may hire its contracted auditor to do the Association's 2009 taxes.
  - c. **Canada Geese.** A homeowner has requested that the Board obtain a service to remove Canada Geese which are destroying Association property.
  - d. Any other operational matters requiring Board action for community benefit
7. **Old Business**
  - a. **Valley Crest Landscape Maintenance Contract.** The Board will consider renewing this contract.
  - b. **Reserve Study Bids.** The Board may award a contract for a new Reserve Study.
  - c. **Ventana Lakes Rules.** The Board may adopt all or part of the second draft of the reorganized rules. If necessary a work session may be scheduled for further discussion.
  - d. **Policy on Contingency Fund.** This policy was proposed at the September 2009 Board meeting but not adopted in final form. If approved, it will be added to the Ventana Lakes Rules.
  - e. **Appointments to Architectural Committee.** The Board may appoint new members to the Committee.
  - f. **Appointments to Gardens Committees.** The Board may appoint new members to the Gardens Advisory Committee and Landscape Committee.
8. **New Business**
  - a. **Change in heating spas.** A homeowner has proposed to heat only the spas at the Recreation Center and the "children's" pool from October through March.
  - b. **Approval for assisted living facility at neighboring property.** The Board is asked to give approval for building on the last of the vacant property north of Beardsley (near Walgreen's). This would become an assisted living facility.
  - c. **VLPOA Collection Plan.** The Board will be asked to start the process for possible adoption of a new collection plan for homeowners in arrears.
9. **Adjournment**