

Ventana Lakes Property Owners Association
June 20, 2007
6:30 P.M. Yacht Club

Minutes

Present: Board Members: Chuck Hellquist, Tony Fiore, Bob DellaPia, Sue Alandar, Rudy Simon, Norm Steinberg and Vada Bowers. Manager Jack Donovan.

Meeting opened with Pledge of Allegiance.

Minutes: Approval of the minutes of May 16 Board meeting with a motion from Tony and a second from Rudy Simon.

Manager's Report: There have been numerous pool problems, but they are being handled. Jack is looking into a magnetic key card system which could cost \$35,000 - \$40,000. The screens for the tennis and pickle ball courts have arrived and are being installed. There will be enough extra screen to cover the horseshoe area. The fountain on lake 7 is shorting out the GFI because of irrigation water. We are experiencing some vandalism and Jack has requested more police presence.

President's Report: Copy attached

Treasurer's Report: Copy attached. Report approved with a motion from Vada and a second from Tony.

Committee Reports:

Landscape: Ken Hunstad reminded residents that meetings are held on Mondays at 10 am and are always open to residents. Requests must be in the office on Wednesday to be considered on the following Monday. Contractors are never given prior approval for any work. Residents must go through the approval process.

Trucks Committee: J.McCord reported that the City of Peoria is looking very seriously at an alternate route for the trucks. Most likely is a northern extension of 112th. Money for the project would come from a bond issue.

Maintenance: Dave Bracken listed recent repairs including replacing umbrellas at the Yacht Club, replacing cut rope on lake 2 and securing the freezer door.

Old Business:

Code of Conduct: Bob moved that we amend Policy Resolution #2007-01 by removing the words "toward a management employee or at a board meeting" found in Section B. Second by Norm. No votes from Sue & Rudy. Yes votes from all other. Motion passed.

Motion by Tony to establish a landscape committee for the Gardens. Committee to draft guidelines for the area. **Did someone second this?** Motion passed unanimously.

Pool Policy #2006-08 revised as #2007-02. Unanimously approved to correct age levels.

New Business:

Reserve Study: Motion by Vada and seconded by Norm to have a Level III study at a cost of \$2,400. Unanimous agreement.

Palm Tree Trimming: Only 2 responses to bid request. Murphy will be given the job if they get a written bid in tomorrow. Motion by Norm and second by Bob passed with the only no vote from Vada.

Rec Center repairs: Bid from Midstate, as general contractor, for \$24,250 which included removing the steam generator. Motion from Bob and second from Tony to get a second bid without the generator removal. Unanimous approval. Also a motion from Bob to handles this by e-mail when 2nd bid arrives. No second.

Future Agenda Item: Joe McCord wants a discussion of election procedures, but will provide more detail.

Rudy Simon requested an election of Board Officers.

Meeting adjourned at 7:50

Submitted,
June 21, 2007
Vada Bowers, Secretary