

**Ventana Lakes Property Owners Association  
Board of Directors Meeting  
Wednesday July 25, 2007  
Minutes**

**Pledge**

**Call to Order**

Tony Fiore, President

Meeting called to order at 1:30 P.M.

**Board Members present**

Tony Fiore, Norman Steinberg, Bob DellaPia

**No Quorum Present**

Bob DellaPia acknowledged that a quorum of the VL Board of Directors was not present due to the sudden resignation of Board Member Rudy Simon earlier that morning. He informed the residents present that he had contacted the VL attorney and on advice from the attorney the Board, at this time, would fill one of the vacant seats, by an appointment to the Board. Bob DellaPia cited Article IV, Section 5 of the VL By-Laws, "... any vacancy ... may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum..."

Bob DellaPia motioned that resident Tom Manor be appointed to the VL Board of Directors, to fill the seat left vacant due to the resignation of Chuck Hellquist. The appointment would be to the end of the term left vacant by Chuck Hellquist's resignation, March 2008.

Seconded by Norman Steinberg. No discussion by any Board Member.

Three residents were allowed to make comments and/or ask questions.

Tony Fiore called for the vote. Motion passed, unanimously.

Bob DellaPia asked Tom Manor to come forward and take the Oath of Office. The Oath of Office was read to Tom Manor, by Bob DellaPia. Having sworn to abide by the Oath of Office Tom Manor took his seat on the Board.

**Quorum Established - Board Members present**

Tony Fiore, Norman Steinberg, Tom Manor, Bob DellaPia

**Property Manager present**

Jack Donovan

**Approval of Minutes**

Motion by Norman Steinberg to approve the minutes of the following: a) June 20, 2007 Board Meeting b) June 26, 2007 Reorganization Meeting c) July 3, 2007 Special Meeting for Recreation Center Mold Treatment and Renovation.

Seconded by Tony Fiore. Motion Passed. Tom Manor abstained.

### **Manager's Report**

Report given by Jack Donovan.

### **Treasurer's Report**

Report given by Bob DellaPia, copy attached.

Motion by Norman Steinberg to accept the Treasurer's Report.  
Seconded by Tony Fiore. Motion Passed. Tom Manor abstained.

### **Committee Reports**

Although not on the official agenda, Tony Fiore asked if there were any Committee Chairs present that wanted to make a report.

Architectural : Report given by Ken Hunstad.

Landscape: Bill Barton gave no report but resigned as the Chair of this committee.

Traffic/Environment: Report given by Joe McCord.

### **Agenda Item**

Motion by Norman Steinberg to accept the Carescape Inc. bid for the Landscape Maintenance of Ventana Lakes.  
Seconded by Bob DellaPia.

For clarity reasons Bob DellaPia read the bid quotes and asked that they be included in the official Minutes of the meeting. There were no objections to his request. Gardens Area \$ 24,000/ year. Common areas of Ventana Lakes \$ 273,000/Year. Each bid was for one year with a one year option at no change in bid. Bob DellaPia requested that the contract be extended to 27 months, pro-rated, so that the contract would expire November 30, 2009, instead of August 31, 2009, the hottest part of the year. The Board gave Jack Donovan permission to offer the three month extension to Carescape.

Three residents were allowed to make comments and/or ask questions.

Tony Fiore called for the vote. Motion Passed. Tom Manor abstained.

### **Adjournment**

There being no further business to discuss, motion by Norman Steinberg to adjourn. Seconded by Bob DellaPia.  
Meeting was adjourned at 2:00 P.M.

Submitted by Bob DellaPia this 26<sup>th</sup> day of July, 2007.