

Board of Directors Work Session

Monday, October 6, 2008
Minutes

Called to Order: by President Sue Alandar at 1:00 p.m.

Meeting Location: Ventana Lakes Yacht Club
20015 North 108th Avenue

Board Members Present: Sue Alandar, Tony Fiore, Moe Frenette, and Richard (Dick) Matsuishi (Lori Norris and Joe McCord absent)

Property Manager present: Jack Donovan

The purpose of the meeting was to develop the agenda for the regular business meeting of October 15, 2008. President Alandar apologized that she had no formal agenda with her because she was not familiar with the work session process, as it had been suggested by Director Matsuishi and Treasurer Frenette. They stated that in future an agenda would be necessary.

Dave Bracken offered a correction to the September 18 minutes which have been posted on the web; "bandwidth" should be "man lift."

Agenda item: replacement of Darrell Smith, who has resigned from the Board. The members present felt that this should be addressed by election, and Pat Bracken, Co-Chair of the Election Committee, advised she thought there was language in the Bylaws regarding the length of the term they would serve. The Board will also need to address who will be the new Vice President.

Manager Donovan stated he will recommend no further paving this year, but only sweeping and striping at the two pools and management office.

Discussion the condition of the Yacht Club pool: Dave Bracken said he is seeking information on a liner that may be usable. Mr. Donovan was directed to get some re-plastering companies to come out and give an estimate. He stated he sent out several RFQ's and had no response; the President advised that this is probably something that is not best handled through the RFQ process. People do have their pools re-plastered all the time. We do not need the decorative tile.

Agenda item: Boat inspections. A cost study shows we may be losing money on this.

Agenda item: Manager Donovan was told to draft a policy which would authorize management to have unsightly vacant properties taken care of after proper notification of violation, and have costs added to their bill.

When the Manager is notified of properties have swimming pools or leaks that would lead to mosquito infestation, he is to call the County to have the area taken care of.

AGENDA ITEM: Homeowner's request to have the palm trees pruned. All members to be provided with a copy of the Agenda Item Request. There was discussion on the liability the

Association faces due to the trees in the median and in particular some of the palms at 109th and Beardsley. Those blocking the view of drivers must be removed.

Donation of trees: The Shores (Mel Millsap) wants to donate trees or a tree to the community. The purpose of putting it on the agenda was to recognize those that are doing this, as it is something the Board would not refuse. The (unwritten) policy, which will need to become written, requires that it be replacement trees and that the Manager accept the location in line with the Architectural guidelines. The Board would recognize the donation with a thank you in the Newsletter.

PIGEON ROOSTING CONTROL: There was discussion on whether it should be an AC rule or just general information that a person could use “bird stick” on their roof to keep pigeons off, and also use chicken wire in the nooks and crannies of their roof (where it would not show) to keep them from roosting/nesting. This will be discussed further as part of the Architectural Rules meeting.

The meeting adjourned at 2:00 p.m.

Susan L. Alandar
Board President