

PRESIDENT'S REPORT

For February, 2009

By Sue Alandar, President
Board of Directors

YOUR BOARD ELECTION!

Just as our country had a huge transition with the election of a new President, our community is facing one on March 3 with our own upcoming election. I hope that everyone realizes how important this is to the future of Ventana Lakes, and that you either vote by mail or come in on March 3. The Yacht Club will be open from 1:00 to 4:00 p.m. for you to vote in person. The current Board will meet for the last time at 7:00 p.m. and the winners will be announced then – or as soon after as possible, as the counters are very careful!

I am pleased that both **Joe McCord**, as well as **Tony Fiore**, are running for reelection. I can tell you that both of them have served well on this Board. As Board members, their service to the community is appreciated and I, as a fellow Board member, would like to see that service continue.

Although **Dr. Dick Matsuishi** has chosen not to run again, he will continue his service on the Architectural Committee. He has worked very hard with us in the establishment of the Committee's formal procedures and the review of the community's Architectural Guidelines, which we are printing in segments in the newsletter, and which are available from the office and on the website. He has also assisted in many of the other policies and procedures developed by the Board during his term, and made many valuable recommendations regarding the operations of this Board. Thank you, Dr. Matsuishi.

2007 AUDIT

The audit is finally completed. It took an inordinate amount of time, but it is done, and it is posted on our website for all to see. You can also go to the office and review a copy, or use the computer set up there to review it. Treasurer Lori Norris provided a complete summary at the January 21 board meeting and you can also view that in the draft minutes when they are posted on the website (minutes are always "draft" until approved by the Board, which will not be until the February business meeting.)

We do have an *ad hoc* Finance Committee reviewing this audit as well as the financial statements for 2008. The Committee consists of myself, **Secretary/Treasurer Lori Norris**, former Finance Committee Chairman **Chet Homan**, **Joe Broschka**, former Treasurer **Moe Frenette**, and Community Manager **Jack Donovan**. We have already begun addressing the recommendations, and we are going to be working very closely with our accounting firm, Colby Management, on issues and concerns that were found in the audit. Further, we are asking the auditors for the adjusting entries that they used for adjusting from the cash to accrual methods of accounting.

Management Staff

I am happy to report that **Community Manager Jack Donovan**, **Assistant Manager Irene Hart**, and **Activities Coordinator Tina Dunn** have signed on to stay on another year with Ventana Lakes! Our part-time employees, **Karen Carr** and **Lorraine Benson**, are also remaining as part of our Ventana team, and it is a good one.

LANDSCAPE CONTRACT CHANGE

Another issue dear to our hearts – and our wallet – is our landscaping maintenance contract. This will be changing. The Board of Directors recently adopted a resolution that establishes an Advisory Committee in the Gardens subdivision of Ventana Lakes. This Advisory Committee has recommended that their subdivision have its own landscape maintenance contract, as they pay a second assessment for the maintenance of their private property. The Board has accepted this recommendation and determined that this will require that we go out for bid for a new landscaping contract for the remainder of Ventana Lakes as well as for The Gardens. We believe this will benefit all of us. By choosing and directing their own

landscape contract, the Gardens will see that their own money is going as to accomplish their requirements. And by having a separate contractor for Ventana's common areas, that contractor will be able to concentrate solely on the maintenance of common areas of Ventana Lakes.

I will also add this. The contract that we've had in place is – with all schedules, requirements, and quotes – a very sparse (white space) nine pages in length. So a lot of what we pay for is in “add-ons,” things that are not covered under the contract. What we put out to bid on January 12, 2009, is 17 pages so that it will cover all legal, insurance, compensation, and employee requirement aspects as well as equipment, scheduling of work, description of work, cleaning and trash collection, mowing, weed control in turf and non-turf areas, irrigation system maintenance, fertilization and vegetation maintenance. (We had considered doing a separate contract for irrigation systems, but research showed this wasn't feasible as coordination is necessary between those caring for the plants and those ensuring the systems are working properly. We are putting out a separate bid for an arborist to take care of our trees.) We will be holding a pre-bid conference so that we can answer questions from interested contractors, and do any written amendments to this document that may be necessary, on February 9. It is our intent to have a complete and professional contract in place that will allow for solid budgeting as well as the kind of landscape maintenance our community deserves. And yes, we believe that we used an excellent model in preparing this document – it is based on the one used by the City of Peoria, with input from experts in the field. It is available for review in the office.