

First I would like to welcome everyone back after the long hot summer. I'll also bring you up to date on the current status of the Ventana Lakes Rules.

As you may have already read in the Ventana Views, all Board policies are being reorganized into a comprehensive set of rules organized by subject and by audience. In the first draft, Rules that affect all homeowners are all together, rules affecting Board operations in another, Rules affecting volunteers and committees another, and Management also has its own set of rules from the Board.

The Board had a working session on October 12 and has come up with a much simplified numbering system that will be used in the second draft. We are also removing anything from the rules that is no more than a restatement of the CC&R's. In addition, we have identified some issues in the rules affecting homeowners and volunteers that will need to be discussed and decided in a regular open meeting before the second draft is written. These issues are, to date, as follows:

1. Current policy does not state the use for resale transfer fees. Since these cannot be predetermined, the income cannot be specified for an annual operating budget. This may be resolved today as part of this agenda. The remainder of these will be on the agenda for November.
2. Should the Guest Pass be increased from \$1 to \$5? At least one Board member believes that guests are receiving a lot of privileges for only a dollar.
3. The policy on wearing identification badges: A rule saying "shall" generally means it will be enforced. To date there have been no sanctions (fines or loss of privileges) for not wearing an i.d. badge. Should there be? Previous policy said "must"; community information pamphlet said "shall"; proposed language is "should."
4. Should the boat registration policy be repealed? It has not been enforced for two years due to lack of volunteers to report failure to comply. This has not created problems in the community.
5. Lastly, should persons who coordinate activities for social clubs or groups be considered "volunteers" for rule purposes?

We will be having another working session to address the rules on the Board and Management in early November. If anyone has not yet seen the first draft of the rules, you can find them on the Ventana Lakes website. Scroll down on the first page until you see:

[Rewriting Community Policy Resolutions:](#)

[Then click where designated.](#)

Alternatively you can go to the Management Office and request a paper copy. Any written comments should be submitted directly to me by e-mail – the address is on the website – or you can drop them at the Management Office to my attention. I'll make editorial corrections for the next draft; if it's an issue.