

PRESIDENT'S REPORT By Sue Alandar

In addition to the Annual Financial Report prepared by Treasurer Judy Mabie, I am listing 2009's community accomplishments, which can be attributed to the hard work and dedication of many, many people in Ventana Lakes. To name them all would take up more space than is available for this column. But I want to personally thank each of you who have worked so hard...on the Board, in our volunteer committees, and on our management staff...to make these things happen.

- Probably the most significant accomplishment of 2009 was the adoption of new, updated CC&R's and Bylaws by vote of the community. They can now be read and understood by all.
- New Architectural Rules, developed from the first community-wide review and input, went into effect on January 1. As part of this change, the Architectural Committee did its first annual community inspection in the spring.
- Solar panels were installed to heat the Recreation Center and Yacht Club swimming pools. It is expected that the full cost for this will be recovered by energy savings in less than two years, while the energy savings to the community will continue far into the future.
- Updated and streamlined computer systems in the Management Office, with all Information Technology documented and secured for the first time. We now have new, clean systems, which can be repaired by anyone with computer knowledge who can read the excellent, detailed, books of documentation. We no longer have to hire someone at \$100 per hour to fix "glitches."
- Began professional newspaper-format publication of the *Ventana Views*, supported by advertising.
- Re-establishment of the Finance Committee, which spent hundreds of hours researching and analyzing our costs so that their recommendation to the Board would be based – as far as the crystal ball allows -- on fact and not assumption.
- The award of a comprehensive contract to Valley Crest for landscaping maintenance. This company has done wonders for landscaping at Ventana at a fair cost. The Gardens also got its own separate contract for maintenance of their private property, something needed for a long time.
- Landscaping in the Gardens has been inventoried and planning completed so that the Community Manager can work with the landscaper to ensure their landscaping needs and their own budget is met.
- The Board began the process to update and consolidate all of the Board's numbered and non-numbered guidelines, resolutions, policies, policy resolutions, etc. into a comprehensive set of "Ventana Lakes Rules" organized by subject matter. Rules affecting the rights, duties or privileges of any member of the Association are now clearly specified in the "Ventana Lakes Rules for Homeowners." The Board also has a set of rules within which it must operate.
- Installed and gave training on defibrillators in the Yacht Club and Recreation Center. These are state-of-the-art devices, easy to use, including voice prompts to the user.
- Awarded \$26,376 in Bingo prize money. Purchases made from the Bingo proceeds were a George Foreman Grill, needed kitchen equipment, and a hot dog roller machine.
- Development of a computerized process for key refunds which identified unused funds which were transferred to operations and ensured all transactions will be kept current.
- The Ventana Lakes Block Watch program was named as a model for others, in particular used by the community of Vistancia in setting up their own neighborhood Block Watch program.
- No small achievement: We kept a wonderful team of management staff through out the year – the same Community Manager, Assistant Manager, Activities Coordinator, and two part-time employees.

VENTANA LAKES RULES

At its February 17 meeting, the Board adopted the remainder of the Ventana Lakes Rules (see above) and repealed all of the old documents these rules replace. They will be on the website and available from the Management Office no later than March 2.

MARCH BOARD MEETINGS

Apparently the new CC&R's will not allow the current Board to set the date for the Organizational Meeting of the new Board (the Board's own election of officers), so I cannot tell you when or where this will occur. Please watch for e-mail bulletins or postings to announce this. Be sure to attend the ANNUAL ASSOCIATION MEETING on MARCH 2 at 7:00 p.m. to find out election results and possibly the officers for the 2010 board.

The Board did set the March business meeting for Saturday, March 20, at 9:30 a.m. at the Yacht Club.

FACILITIES RENOVATION PLANNING

After the Treasurer and Don Holtzee of the Finance Committee prepare a list of expenditures to be made from the Reserves (in accordance with the Reserve Study) and the list is approved by the Board, an *ad hoc* Facilities Renovation Committee will begin planning for renovation of the Recreation Center and the Yacht Club. The committee will consist of (me) Sue Alandar, Community Manager Jack Donovan, a Board member to be named, and Ventana Lakes homeowner Fran Burnside. Ms Burnside is a professional interior designer with a graduate degree and experience in this kind of work, and having her (donated) guidance in this major project will be invaluable. A community meeting is planned to gather suggestions and learn about the uses of these facilities. If you have professional architectural or design experience and would like to assist us, we would appreciate hearing from you.

NEW LANDSCAPE COMMITTEE

Although my Board term ends on March 2, the Board voted on February 17 to allow me to continue my service to the Community by re-establishing and chairing the long-needed Landscape Committee. Following is the Board's initial charter for the Committee:

The Committee's duties will be to work with the Community Manager and a designated representative of the landscape maintenance contractor to determine needed changes to Ventana Lakes common areas which will beautify the landscape while controlling water usage and maintenance costs. The Committee may also make recommendations to the Board regarding special projects and long-range planning for common area landscaping. The Committee will provide a report on its work to the Board at its regular business meetings.

I hope to start the committee's work in earnest this fall, to make recommendations so that the Board can budget for needed landscaping work in 2011. We will need at least one representative from each "quadrant" of Ventana Lakes...I would hope for more, as we have a lot of common area around all of our lakes. If you are interested in serving on the Landscape Committee, please either e-mail me or leave a message for me at the Management Office. Thank you!

...AND A FOND FAREWELL

I've heard it said that serving on a Board is a "thankless job" but I have found this isn't entirely true. Thanks to all of you who have helped and supported me for the last three years, and that certainly includes all of my fellow Board members. It's been an honor and a privilege. God bless you all.

-- Sue