



VERANDA AT VENTANA
A CONDOMINIUM

**VERANDA AT VENTANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
December 15, 2015 @ 4:00 P.M.
IN THE CLUBHOUSE**

Call to Order:

The Board of Directors meeting was called to order by Board President, Bill Peterson at 4:00 p.m.

Directors Present:

Bill Peterson- President
Elaine Michaud-Secretary
Nonda Chomokos - Member at Large
David Ofman-Vice President

Directors Absent:

James Granberry -Treasurer

Agent:

Bill Norris

Minute taker:

Malea Norris

Establishment of Quorum:

A majority of the directors were present establishing quorum to conduct business.

Business

A. Approval of minutes from Board of Directors meeting held November 5, 2015:

MOTION was made by David Ofman and seconded by Nonda Chomokos to approve the Board of Directors meeting minutes of November 5, 2015, as presented. Motion passed unanimously.

B. Review and decide on plumbing proposal to make sewer repairs at building 23:

When plumbers cleared a sewer back up at building 23, it was identified there was still a problem when they were unable to send the plumbing snake all the way through. Three companies sent cameras through to identify the problem and submitted bids to repair.

- 1). Cummings Plumbing \$6,499 per line for a total of \$12,998.00
- 2). Al Coronado Plumbing \$22,220.00 total for just one line.
- 3). R G and Sons Plumbing \$9500.00 for both lines.

Discussion ensued, with Bill Peterson calling to table this discussion until more information is gathered on warranties and scope of work. After managing agent provides Board of Directors clarification, an Action in Lieu of a meeting shall be done to get the repairs approved and completed.

C. Review and decide on purchase of new treadmill for fitness room:

Two bids were received to replace the oldest treadmill in the fitness center. Both treadmills are the same make and model as each other, the existing treadmill is no longer manufactured.

- 1). Arizona Health \$7,518.89
- 2). Commercial Fitness \$4,802.75

MOTION: Elaine Michaud made a motion to approve the bid from Commercial Fitness, Nonda Chomokos seconded. Motion was passed unanimously.

D. Annual Meeting/Elections:

Bill Peterson explained the annual meeting date being moved to February 11, 2016 to enable more of the owners to attend and participate.

No new business is conducted at the annual meeting, it will be for the election of the Board of Directors and a review of the accomplishments of 2015.

- Meeting to be Held on 02/11/2016 at 6:00pm in the Veranda Clubhouse
- Nominee election forms to be received by 01/15/2016
- Annual meeting notice and ballots to be mailed the week of January 18th.

MOTION was made by Nonda Chomokos and seconded by David Ofman to accept The Annual meeting date and time, timelines set forth for nominee election form receipt as well as the week meeting notices will be mailed. Motion passed unanimously.

Mailings with the nominee election form and a letter outline the dates and timelines are being mailed to members on 12/17/2015.

E. Discussion on location and type of bicycle racks:

The Board of directors was presented with a few styles and pricing for bicycle racks for the community. It will need to be decided where they will be placed, attached to cement or put in the ground.

Discussion ensued.

Bill Peterson tabled this discussion until the January 14th meeting.

F. Vision Statement for Veranda at Ventana Condominium Association:

Nonda Chomokos read a proposed vision statement for the Association, and will put forth a final draft for approval.

G. Other Business:

Owners of #26102 submitted for Board of Director approval a request to tile the floor of their patio.

MOTION was made by Bill Peterson to approve the request subject to final approval of the tile selected by the Managing Agent and Board President. David Ofman seconded the Motion, which was passed unanimously.

Other Business continued:

Today (12-15-2015) is the day the Approved Rules and Regulations will start being enforced, starting with friendly reminders.

Signs have been installed in the pool area as well as the fitness center with the Approved Rules and Regulations for those areas.

BOD has been gathering bids for garbage and recycling with an idea of having both garbage and recycling bins in the pre-existing enclosures, which will increase the amount of space while potentially decreasing the amount of wear and tear on the roads.

Chula Vista, our landscaping company will increase the contract amount by approximately 9% next year, landscaping bids are also being gathered.

Painting is 99.5% complete only a few punch list items remaining.

H. Member comments/questions:

Member questions included the owner vs. rental percentage, asphalt cracking and dips, and a request to consider not heating the second pool, as with the new furniture at the main pool, the pool has sufficient space for member's utilization without the extra cost.

Next Meeting:

Thursday January 14th 2016 at 4:00 pm.

Adjournment:

MOTION made by Davis Ofman and seconded by Elaine Michaud with no further business to discuss, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 5:04 p.m.

Respectfully submitted by Malea Norris