



VERANDA AT VENTANA  
A CONDOMINIUM

**VERANDA AT VENTANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 15, 2015 @ 6:00 P.M.  
IN THE CLUBHOUSE**

**Call to Order:**

The Board of Directors meeting was called to order by Board President, Bill Peterson at 6:00 p.m.

**Directors Present:**

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

**Directors Absent:**

David Ofman-Vice President  
James Granberry -Treasurer

**Agent:**

Bill Norris

**Guest:**

HOA attorney, Carolyn Goldschmidt

**Minute taker:**

Laurie Sciretta

**Establishment of Quorum:**

All Board members and homeowners were introduced. A majority of the directors were present establishing quorum to conduct business.

**Business**

**A. Approval of minutes from Board of Directors meeting held April 16, 2015**

**MOTION** was made by Bill and seconded by Nonda to approve the Board of Directors meeting minutes of April 16, 2015, as presented. Motion passed unanimously.

**B. Discussion on Draft Rules and Regulations**

A copy of the draft Rules and Regulations was mailed to all homeowners and copies were made available at the meeting.

Bill reviewed issues that were raised through correspondence:

- “Proper swimming attire” should be clarified.
- Dogs/pets: restriction on breed, size, disposal of waste, weight limit on dogs and grandfather existing.
- Clarify number of visitors allowed at the pool and facilities.
- Bird feeders and pots: make sure the water can be caught to prevent any damage.
- Bike racks and bike storage.
- Potted plants should not be on sidewalks obstructing traffic.
- The rules should state that the owner will be responsible for cost of storage and vehicle towing.
- Pet waste must be properly disposed of immediately.
- Provision for screen door in rear as well as front.
- Allow gas barbecues.
- Consider grandfathering pets, satellite dishes and no drapes/curtains on patios.
- Exterior front landing area: define for clarification.

**Owner Question and Answer Forum:**

President Peterson opened the floor to the Owners who were present at the meeting to give their comments and present their questions to the Board members, the community manager and the Association's attorney. The comments and questions were taken under advisement and Attorney Goldschmidt told the Board that she would prepare another draft of the Rules taking into account some of the points that were made by the attendees.

**Next Meeting:**

Third week of October, date to be determined.

The Board is planning to have monthly meetings. The community will be notified when the next meeting date is set.

**Adjournment:**

**MOTION** made by Elaine and seconded by Nonda with no further business to discuss, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:18 p.m.

Respectfully submitted by Laurie Sciretta