

Architectural Committee

Annual Board Meeting Report February 14,2018

The Architectural Committee consists of one Condo Board Member, **SEVEN** lot owners and the Venture Out Architectural Inspector.

Current Members: Chairman – Terry Harkness; Secretary – Don Royan, David Fauss, Richard Graft, Keith Gustafson, Danny Meyer, Wendy Rath, Gary Johnson (Condo Board Rep.) and Keith Kettle (Venture Out Architectural Inspector).

During the past year the Architectural Committee has been involved in a number of issues and considerations. I'm pleased to share some of our work:

We carried out a reviewed of the Architectural Guidelines and made recommendations of changes and some additions to the Guidelines and the Rules and Regulations. Examples of current items under consideration are fire pits and outside enclosures for water heaters and water softeners.

- Our committee and the Green Committee will be carrying out a park wide inspection of the unit water supply lines. An insert was placed in the February 9th Outlines that shows what the water supply line looks like and how they are prone to leak. We have discussed the location of these fittings with contractors that work in the park and would like them to ensure that the supply lines are placed outside the unit. If there are any leaks they could be detected before any damage to units. At the time of our last inspection there were more than 600 supply lines that were not accessible for inspection. This time we will ask residents to help finding fittings. This inspection will be carried out between the 20th and 23rd of February, 2018.
- The most time consuming project our committee had this last season was reviewing and recommending the implementation of Lot Surveys. **Venture Out require Lot owners provide proof of Recorded Lot Survey on file with Maricopa County, Arizona prior to issuing a building permit:**

- **1) When a park model is brought into the park and placed on a lot, or**
- **2) When a park model is repositioned on the existing lot, or**
- **3) When a city permit is required for modifications to an existing unit or/and Arizona room.**

Exceptions when a recorded lot survey is not required:

- **Replacement of electric pedestal.**
- **Survey pins must be installed by the Survey Company at the time of the survey. These are the lot owner's pins and the lot owner should monitor to ensure that these pins are not removed.**
- **Our Committee examined the Hultzman Report and has made a number of recommendations.**

- The Architectural Committee held the annual Venture Out

Resident/Contractor meeting on January 30, 2018. The attendance was 14 residents. 3 contractors and 2 guests. This year we had 2 guest speakers from the Arizona Registrar of Contractors. Our guest speakers gave a very good briefing on the duties of their investigators and tips when dealing with licensed and unlicensed contractors. They stressed the importance of getting at least three quotes on any work required. They answered numerous questions asked by the audience.

Other discussion/questions included information on water stand pipe survey, lot surveying, proposed water heater enclosures and where are copies rules and regulations found.

- Respectfully submitted by Architectural Committee Chairman,
Terry Harkness. Thank you