

Venture Out Ballot
c/o Vote-now.com LLC
P.O. Box 521
Mauldin, SC 29662-0521



2024 Venture Out at Mesa Election

Attached you will find the President's Letter, Notice of Annual Meeting, Ballot with return envelope, and Candidate biographies for each of the 9 candidates running for the Board.

You may vote for up to four (4) candidates in total.

The election concludes at 4 PM Arizona time, on February 13, 2024.

To vote online, go to: <https://vtnw.com/go/VentureOut/>

Your voter registration code is:

To vote by telephone, call toll free (844) 797-4575 during (7am-4pm AST), to speak with a Vote-now specialist. Please enter your voter code shown above at the prompt.

To vote by mail, please find your ballot enclosed. Fold and insert the ballot pages into the enclosed return envelope, apply postage, and mail.

All votes, whether electronic or returned by mail must be received in the Venture Out Office or the service providers office before 4:00 P.M. Arizona time on FEBRUARY 13, 2024. Last minute ballots may be hand delivered to the Corporate Secretary in the Administration Office before 4:00 P.M. FEBRUARY 13, 2024.

If you have questions about the election process, please contact Emani Edwards, Corporate Secretary, emani.edwards@ventureoutmesa.com. For any technical issues, please send an email to: support@vote-now.com or connect via live chat during business hours here: <https://vtnw.com/chat/>.

Dear Lot Owner:

The Annual Meeting of the Venture Out Homeowners Association will be held on Wednesday, February 14, 2024 at 10:00 AM in the Buena Vista Ballroom. At the meeting we will elect four (4) Condo Board Members to replace the four (4) outgoing Board members: Cindy Gould, John MacDonald, Glen Stover, and John Varner. We thank them for their service and contributions.

We are fortunate to have nine (9) candidates willing to take on the challenges that the Condo Board faces by running for the Board. Thank you, Peter Gauthier, Crystal Kennedy, Gerald (Gabby) Hayes, Glen Stover, Dawn Joly, John Varner, Kirk Pitman, Cindy Gould, and Charlie Cutter. The Governing Documents of our Association requires us to elect Board Members by a vote of the owners and to validate the results regardless of the number of candidates and openings.

We have two propositions on the ballot. One is the recurring proposition (proposition 2) that must be voted on each year to fulfill IRS requirements concerning the disposition of Common Surplus funds. These funds can only be used to reduce the dues assessment. A "yes" vote is needed to protect the tax status (non-taxable) of these funds so please vote. This is a house keeping issue that needs to be voted on annually.

The other proposition (proposition 1) deals with the reserve fund. This proposition proposes an amendment to Section 6.7 of the CC&Rs for our community. It outlines a strategy to address the underfunding of the Reserve Fund. The amendment suggests replacing the existing section with a new one that emphasizes an annual assessment for the Reserve Fund, considering future repair and replacement costs. The key feature is a phased-in approach to gradually increase the Reserve Fund Assessment over the next few fiscal years. Starting at \$200 per quarter per Lot in 2024-2025, the assessment would incrementally rise in subsequent years. The amendment also mandates a Reserve Study report at least every five (5) years, providing estimates for necessary funds. Funds collected will be kept separate, and disbursements will be transparently reported to Lot Owners annually, ensuring the sustainable funding of amenities and infrastructure. The amendment requires approval from owners holding 67% of the entire votes in the Association so please make sure to vote.

I encourage everyone to exercise their right to vote. If you have not signed up to vote electronically, please do. It saves you time and VO residents money via reduced postage. Thank you for your support. See you at the Annual Meeting.

Thank you,

Lorraine Hee



Condo Board President

**NOTICE OF ANNUAL MEETING OF MEMBERS OF
VENTURE OUT AT MESA, INC., A CONDOMINIUM**

Pursuant to Article III, Section 2, of the Bylaws of Venture Out at Mesa, Inc., a Condominium, the Annual Meeting of members has been called to be held in the Buena Vista Ballroom at Venture Out Mesa, Inc., 5001 East Main Street, Mesa, Arizona 85205 with the meeting declared officially open at 10:00 A.M. on WEDNESDAY, FEBRUARY 14, 2024, for the following purposes:

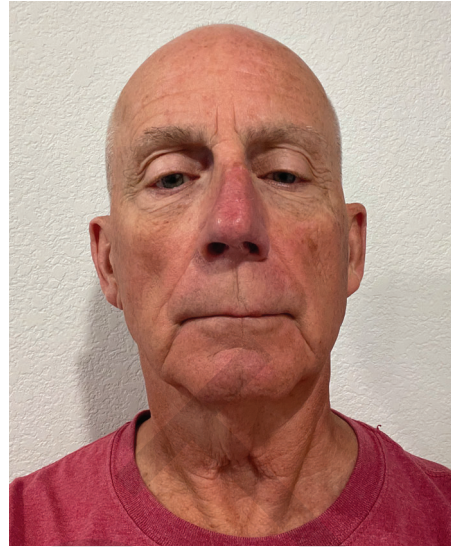
ELECTION OF DIRECTORS: Election of four (4) Directors for the Condominium Board. The three Directors receiving the largest number of votes will be serving three-year terms and the Director chosen with the fourth highest number of votes will serve the remainder of a one-year term (the remaining term of office that was vacated). The members' terms that are expiring for the Board are Cindy Gould, John MacDonald, Glen Stover, and John Varner.

There are two (2) propositions on the ballot for approval. Transact all such other business as may properly be presented at this meeting.

Please complete the ballot that was sent to you via email from Vote Now. Instructions will be included in the email. If you need assistance, please contact the Administration Office. You can request a paper ballot at the Administration Office. You could also have a paper ballot sent to your home address. **Only one ballot per lot in the envelope. All ballots received electronically or by regular mail after 4:00 P.M. Arizona time the day prior to the Annual Meeting will not be counted.** Last minute ballots may be hand-delivered to the Administration Office before 4:00 P.M., TUESDAY, FEBRUARY 13, 2024. In person voting in the ballroom on the day of the meeting is allowed. All in person ballots must be received before 10:30am on February 14, 2024.

We need your participation to ensure a quorum is present. The Annual Meeting will be declared officially open at 10:00 A.M. on Wednesday, February 14, 2024. **The Board encourages all lot owners to vote and attend the Annual Meeting.**

2024 Condo Board Nominees



Peter Gauthier

I was born in the early 1950's, the fifth of eight children. After high school I joined Canadian Armed Forces and was trained in electronics, specifically communications systems. I spent some time with the Princess Patricia's Canadian Light Infantry repairing their communication equipment.

I left the army after 3 years to begin a career with an airline in Canada working on the electronics in airliners. I later spent the remainder of my career with the airline taking care of the communications systems required for communication from ground to air and vice versa. I spent 26 years with the airline.

While working for the airline I became a Reserve Constable for the Vancouver Police Department, retiring as a Reserve Sergeant.

After the airlines I worked with a start up company that supplied three services for the public. First they supplied the 9-1-1 service for about 60% of the population in the province of British Columbia. Next, they supplied emergency dispatch services to the public safety department in the same area. Lastly, they supplied radio communications services to all the police, fire and ambulance services in the area. I retired from that company in 2018 as the Director of Wireless Services.



Crystal Kennedy

I am running for a position on the VO Condo Board because I love our resort. Some of the reasons that our resort is appealing are; the sense of community, the history, culture, volunteerism and the joyful spirit of our residents. I believe that our community needs a strong financial foundation, a wisely planned infrastructure maintenance program, a comprehensive owner communication plan, and a resort that changes with the needs and desires of the residents, while maintaining the culture. I want to be part of helping our community to continue being appealing to our current and future residents.

In my career, I spent 45 years as an IT professional. During the last 20 years, at a Fortune 50 company, I played an executive role performing divisional strategic planning, budgeting, portfolio management, change management and audit coordination.

In my local community, over a 25-year term I served in many concurrent leadership roles in the BSA: Troop Scout Master, Den Leader, Executive Council Member, District Chair, Regional Adult Leadership Trainer, Summer Camp Program Director, Council Trainer.

In our VO community I participate in the Electronics Club (as a Tech), Sewing, Woodshop, Bocce, Pickleball, Darts, Member at Large of the Safety & Security Committee, and Mayor of 700 Douglas



Gerald (Gabby) Hayes

I am a full-time resident of Venture Out. My wife Linda and I have lived at Venture Out for four years. I received Bachelor's degrees in Computer Science, and Writing, and a Master's degree in Instructional and Performance Technology. I owned an IT consulting business for twenty-five years prior to retiring in 2023.

I was born in California, joined the Air Force after high school, and after my service, I lived in Europe, Idaho, Oregon, Michigan, and Colorado, before moving full time to Venture Out in 2023.

Professionally, I've been a computer programmer, technical writer, trainer, and systems designer. In addition, I have served on several Boards, including the Volunteer Board for the Boise, Idaho School District and the Crofton Park Master HOA, where I served as President for two years. I was also President of the Southern Idaho Society for Technical Writing, and Secretary of the Treasure Valley (Idaho) Association for Training and Development.

I look forward to joining the Venture Out Condo Board, where I can rely on my experience to help move Venture Out to a new and exciting future, while helping all who live here enjoy all that Venture Out has to offer.



Glen Stover

Diane and I have been in Venture Out for approximately 17 years. When I retired in 2002, we went to Florida. The following year we came to AZ and the rest is history.

I was employed at a natural gas utility company for 36 years. I started out in the meter shop and progressed to a utility service rep. I held positions in the Union as Steward, Chief Steward and President, during which I negotiated contracts and grievances for members of the Union.

I am presently on the Condo Board and my three year term is up in 2024.

I am running again because I feel there are going to be many issues to deal with during the next three years. We will be tackling the issues of the wants, needs and some unknowns.

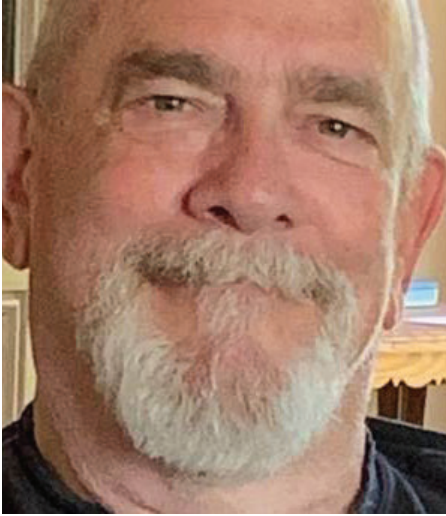
I believe I have shown, over my three year term that I represent the owner's of Venture Out and their interests.

Sincerely, Glen Stover



Dawn Joly

Hello, my name is Dawn Joly. I'm a mom of two and a grandmother of 2. My husband and I are current owners, second generation, here at venture out. I also reside part time in New York where I am a Medium. I have a long history with not only metaphysical aspects, but business as well. My company, An Angels Touch, has been in business since the early 2000's. I have experience with being on radio stations as well as a few television networks. I often donate my time to local fundraisers and other non-for-profit events. Working for the public, has taught me to see problems from outside the normal perspective and leading to logical thinking and action. My journey is to accompany other people to help problem solve. I like to believe that I lead with logic and compassion. With that, I would love to help out our community here at venture out with the same directive. Thank you for taking the time and consideration. I look forward to working together to bring our community together.



JOHN VARNER, 510 AERO

Joni and I have been lot owners since 2007 and reside here December through April every year. Our other residence is in Longville, MN. We have been happily married for over 40 years and have two children. We are both retired from public education careers.

I was a Superintendent of Schools in two Minnesota districts for a total of 18 years. Previously, I served as a business manager of a large district and later as a Vice principal and High School principal. I started my career as an English teacher and coach.

I served four years in the US Army (Infantry) and before that built boilers and painted houses. I have been active in leadership roles in the American Legion and the Lions Club in the past. I have served on church councils in three different churches, and I am a member of Salem Lutheran Church in Longville, MN.

While I have not actively participated in any VO Clubs, I have participated in the genealogy group and attended many events and activities in the park. I enjoy off-roading in the surrounding desert and want to start an off-road group in VO. I believe that I would be an objective Condo Board director as I am not beholden to any particular group, club or organization within the park.

I have served on many boards in my life. I understand the workings and psychology of working on a board, and I believe I can help the Condo Board succeed in its mission to meet the needs of VO residents as efficiently as fiscally possible.



Kirk Pittman

Preserving traditions and improving communications, with your help, will be the focus of my candidacy and my time on the Condo Board. A year-rounder, I moved from Las Vegas not because of what this park could be years into the future, but because of what those who came before me established.

In addition to volunteering with the VO Electronics Club, previous volunteer experience has included serving vets at a VA clinic, and at a non-profit, assisting seniors with everything from setup/use of medical equipment to household tasks.

As an Engineer supporting Costco's web site, I was also responsible for systems audits and regulatory compliance, collecting test evidence and developing corrective measures. Other corporate experience I would bring to the Condo Board includes managing projects, budgets and vendor selection for a casino with over \$1B in annual revenues. I have also handled sensitive employee issues through careful interviews and detailed information gathering.

My parents were both career military, and I served honorably in the US Air Force.

I look forward to putting my work experience and service to others in helping to ensure VO remains a resident-driven community, where their wishes are front-and-center, and where Condo Board decisions and the rationale behind them are always well communicated.

Kirk Pittman
902 Aero



Cindy Gould

“Complainer to understander” is my motto, after serving the past 3 years on the VO Board of Directors. I am a 3rd generation family member living in VO. My dad’s motto was, “You want to have fun, stay out of the politics”. I never considered the inner workings of VO, I just considered it a place to retire with lots of fun activities. Now that I have the knowledge and experience of what, how, and why VO has been and continues to be a premier place to retire I see things differently and would like to continue using my gained knowledge and skills to help keep VO Great.

Lifelong community volunteer and educator for 30 years hosting Special Olympics Events, Junior Class/Prom head sponsor, Auxiliary 4-H Board member, and tour guide for our local Opera House. In 2016 I implemented upper-level line dancing in VO, offering four different classes. Currently, I lap swim, attend concerts, dance events, and many other social gatherings in VO. This year I plan on joining clay arts for my new experience in the park.



Charlie Cutter

Change...It’s hard to let go sometimes, but necessary for growth and success. Our VO “Mission Statement” talks of being “responsive to changing needs”.

Having spent 42 years a Captain With Delta Airlines, leading the strike center for our strike in 1998, I can tell you, I am well versed in “change”. Add to that a 30+ year in the EMS field, as a medic and firefighter, being able to adapt as you go is necessary for survival.

Relatively new to the park, having rented an RV spot for a few years, now buying our own place this past year, I have watched from the sidelines, now it’s time for me to get in the game.

I bring a wealth of knowledge on organization, task completion and getting everyone IN THE WAGON, and not in a circle, shooting at each other.

If I have learned anything from my dealing with probably over a million passengers over my career—it’s that communication and keeping people informed of what’s going on is paramount in satisfaction and giving people a sense of control.

I hope to put these talents to work with the Condo board.

BALLOT
ANNUAL MEETING OF MEMBERS OF
VENTURE OUT AT MESA INC.
FEBRUARY 14, 2024
ELECTION OF DIRECTORS

NOTE: VOTE FOR UP TO FOUR (4) CANDIDATES

Place an (X) on the line for your selection

Peter Gauthier _____

Crystal Kennedy _____

Gerald Hayes _____

Glen Stover _____

Dawn Joly _____

John Varner _____

Kirk Pittman _____

Cindy Gould _____

Charlie Cutter _____

REMINDER: VOTE FOR NO MORE THAN FOUR (4) CANDIDATES

Two (2) PROPOSITIONS SUBMITTED BY THE BOARD OF DIRECTORS

Proposition #1

RATIONALE:

Over the last few years, the Directors and the Treasurers of the Condo Board of Venture Out at Mesa, Inc. have expressed in many meetings the need to increase our Reserve Fund because it is significantly underfunded. These statements are supported by reports received from our professional consultants, namely, Association Reserves and Butler Hansen (auditors)

The Board is proposing the following amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Venture Out at Mesa, Inc. a Condominium ("CC&Rs"):

Section 6.7 of the CC&Rs limits the amount the Association can charge as a Reserve Fund Assessment under this Section. The Board encourages members to vote in favor of the following amendment to the CC&Rs, as it will help the Association fund its reserves from the Reserve Fund Assessment, to help take care of the amenities enjoyed by so many of us, as well as our infrastructure.

We need all owners to participate, as the amendment requires the approval of owners holding 67% of the entire votes in the Association.

As you will see in the wording and based on feedback, suggestion and comments that have been received from the owners, the Proposition proposes that a phased in approach be undertaken to increase the underfunded reserve over a period of time (years) until a more acceptable level of a "fully funded reserve balance is reached."

Delete Sec. 6.7 of the DECLARATIONS and replace with the following:

Sec. 6.7 RESERVE FUND FOR REPAIRS AND REPLACEMENTS

The Board of Directors shall annually establish an Assessment for the Reserve Fund. In establishing the Assessment amount, the Board of Directors must evaluate the reasonable probabilities of unusual and future costs for all repairs, maintenance, or replacement of the Common Elements. The Board of Directors shall at least every five (5) years retain a qualified person or organization to prepare a Reserve Study report to provide an estimate of the amount of money which should be set aside to repair all items, building components or Common Elements that will wear out. The Board will utilize such reports to determine the total amount of the reserve that should be set aside and levied for that purpose.

Commencing for the fiscal year 2024-2025, the amount of the Reserve Fund Assessment shall be Two Hundred Dollars (\$200.00) per quarter per Lot.

For the fiscal year 2025-2026 the Reserve Fund Assessment shall be Two Hundred & Fifty Dollars (\$250.00) per quarter per Lot.

For the fiscal year 2026-2027 the Reserve Fund Assessment shall be Three Hundred Dollars (\$300.00) per quarter per lot.

Thereafter, the Board of Directors *may* for every subsequent fiscal year, levy a Reserve Fund Assessment up to but not exceeding the previous fiscal year Reserve Fund Assessment plus the greater of 5% or the same percentage increase as the increase in the budget established by the Board for the subsequent fiscal year per Section 6.1, and not subtracting any Common Surplus set forth in Section 6.3.

Notwithstanding any provision in the Declaration to the contrary, no portion of this Reserve Fund shall be credited back to any Lot Owner. Funds received from such Assessment shall be deposited in the Reserve Fund account and not be commingled with other funds of the Association.

Disbursements from the Reserve Fund shall be reported to the Lot Owners at the end of each fiscal year.

I vote to approve this Proposition

Yes: _____ No: _____

Proposition #2

The Condo Board will request venture out owners to approve revenue ruling 70-604:

Vote “Yes” to approve Revenue Ruling 70-604 to “roll over” any excess “member income” (as defined by the IRS) from the current tax year to the next tax year. This is an important tax planning tool for the Association that requires approval from the membership to avoid possible dispute with the IRS in the event of a tax audit. Approval of this election by the membership provides the Association with protection from negative tax results, and possibly saves the Association money that would otherwise be paid in taxes. On the advice of our CPA, there are no negative consequences to approving this election, but there is a possibility of higher taxes if it is not approved.

APPROVAL OF THIS PROPOSITION IS THEREFORE STRONGLY RECOMMENDED

This ballot proposition requires a 50% plus one of a quorum for passage

I vote to approve this Proposition

Yes: _____ No: _____