

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
March 10, 2009**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, March 10, 2009, 9:30AM.

Present were Ralph Huesing, Donald Batchelder, Sharon Coustier, Diane McAllister and Suzy Jenks

Management was represented by Jeff Summers and Sherry Anderson.

**1. Call to order, roll call and establish quorum**

The president called the meeting to order at 9:30 AM and announced that a quorum was present.

**2. President's Welcome & Comments**

The president welcomed those present, thanked homeowners for attending.

**3. Minutes**

The minutes of the December 16, 2008 Board of Directors Meeting and January 13, 2009 Board of Directors Meeting and the February 25, 2009 Organizational Meeting were **approved** as written.

**4. Guest Speaker**

Mary Jane Goodrick from the Green Valley/Sahuarita Food Bank spoke of the importance of donating food and the volunteerism from local residents of Green Valley/Sahuarita area.

**5. Treasurer's Report**

- Diane McAllister reported on the 2008 Budget and the surplus of \$61,737.11 that was deposited into the Reserve Account. The report is submitted as written. (Page 1).

**6. Standing Committee Reports**

- **Architecture** - Items 1-12 were **approved** as submitted, Item 14 was denied and Items 13 and 15 were put on-hold (Page 2).
- **Grounds** – Items 1-13 were **approved** as submitted (Page 2-3). Items 14, 15 and 16 were put on-hold.
- **Communications Committee** –Diane McAllister reported on two (2) letters received from Unit Owners.
- **Neighborhood Committee** –Vicki Salzetti reported on the upcoming events. The motion **passed** unanimously to approve all reports as presented and written.

**7. Management Report**

The report is submitted as written.

**8. Unit Owners Input on agenda items**

**Newsletter** – Unit owners requested that the newsletter return to monthly issues. Diane McAllister reported on the cost of doing this monthly.

**Shower Before Entering Pool** – Unit owners reported that people are not showering before entering pool. Motion **passed** unanimously that signs be placed on all pool gates.

**Pool Area Smoking** – Unit owners reported that smoking in the pool area is intrusive to them. Motion **passed** with Ralph Huesing and Suzy Jenks opposed that “No Smoking” signs be installed on the pool gates.

## 9. New Business

- Architectural Committee Chair - The motion **passed** unanimously to approve the appointment of Suzy Jenks as chair of the Architectural Committee.
- Grounds Committee Chair- The motion **passed** unanimously to approve the appointment of Sharon Coustier as chair of the Grounds Committee.
- Communications Committee Chair- The motion **passed** unanimously to approve the appointment of Ralph Huesing as chair of the Communications Committee.
- Documents Committee Chair – The motion **passed** unanimously to approve the appointment of Ralph Huesing as chair of the Documents Committee.
- Budget and Finance Committee Chair – The motion **passed** unanimously to approve the appointment of Diane McAllister as chair of the Budget and Finance Committee.
- Maintenance Committee Chair – The motion **passed** unanimously to approve the appointment of Don Batchelder as chair of the Maintenance Committee.
- Contracts Committee Chair – The motion **passed** unanimously to approve the appointment of Ralph Huesing as chair of the Contracts Committee.
- Neighborhood Committee – The motion **passed** unanimously to approve the appointment of Suzy Jenks as chair of the Neighborhood Committee.
- Ad-Hoc Committee – The motion **passed** unanimously to approve the appointment of Sharon Coustier as chair of Special Events and Smoking/Non-smoking Committees. Also to appoint Suzy Jenks as chair of the Fun-in-the-Sun Committee.
- Maintenance Items Covered by the Association(Hot Water Heaters) – The motion **passed** unanimously to continue the Associations replacing, repairing and maintaining the Hot Water Heaters of all Unit Owners until the revision of the CC & R’s no later the 2010 Annual Meeting.
- Maintenance Utility Golf Cart – The motion **passed** unanimously to approve the purchase of a new 2007 Club Car utility golf cart from Golf Cars of Arizona for \$5,700.00 + tax and registration from the Reserve Funds.
- Pool Area Furniture Replacement – The motion **passed** unanimously to approve the purchase of (50) High Rise Chaise Lounges, (40) Classic Club Chairs and (20) 18” Fiberglass Tables from Admiral Commercial Outdoor Furniture not to exceed \$16,000.00 from the Reserve Fund.
- Request for use of the Association’s Tables and Chairs – The motion **failed** unanimously.
- Utility Enclosure Request 317 S Paseo Pena – The motion **passed** unanimously for the Association to construct a utility shed at 317 S Paseo Pena.
- Neighborhood Committee 50’s Street Party, April 24, 2009, 460 S Paseo Quinta – The motion **passed** unanimously to approve the Neighborhood Committees 50’s Street Party on April 24, 2009 at 460 S Paseo Quinta, 3:00 to 6:00 PM.

**10. Manager's Recap** – as stated

**11. Unit Owners Input – (Items not on the agenda)** – Ralph Huesing (President) suggested to all Unit Owners to put there non agenda items in writing and submit them to the office for the next Board meeting Agenda items.

**12. Announcements –**

**Fun-in-the-Sun Coffee** –Thursday, March 12, 2009, 10:00AM at Penasco Park

**St. Patrick's Party** – Tuesday March 17, 2009, 1:00 to 3:00 PM at Penasco Park

**Villas West Patio Sale** – Saturday March 28, 2009

**CAI Educational Workshop** – Saturday March 28, 2009, 9:00 to 12:00 PM

**Board of Directors Meeting** – Tuesday, April 14, 2009, 9:30AM at 1<sup>st</sup> American  
Title

**13. Adjournment** – The meeting was adjourned at 11:58 AM

Respectfully submitted,  
Sherry Anderson, Recording Secretary

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Sharon Coustier

Secretary

Date