

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
April 14, 2009**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, April 14, 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 March 10, 2009 Board of Directors Meeting, the March 30, 2009 Executive Session Board Meeting, the April 1, 2009 Executive Session Board Meeting, the April 6, 2009 Executive Board Session Meeting Minutes were **approved** as written.

4. Guest Speaker

Petr Chylik, Arborist Consultant, The Groundskeeper gave a power point presentation of the trees on Association property to the Board and Association members present.

5. Treasurer's Report

The report is **approved** as written.

6. Management Report

The report is submitted as written.

7. Board Report – CAI Training Workshop

The President reported that four (4) Board Members, Jeff Summers and Sherry Anderson attended the training workshop.

8. New Business

- Deeded Parking Space Identification – Marking – Diane McAllister - The motion **failed** with Ralph Huesing, Don Batchelder, Sharon Coustier and Suzy Jenks opposing to approve the painting of Lot #'s on the curbs instead of addresses.
- Supplemental Common Ground Lighting Lot 971 – Ann Rangos - The motion was **tabled** unanimously to approve lighting behind Lot 971. The Board overturned the previous Board decision on lighting at Lot 971. Lot 971 will look at other lighting and give the Board her recommendations.

- Alleged Violation Lot 944 – Ralph Huesing - The motion **passed** unanimously to approve the President Ralph Huesing to speak with the Unit Owner of Lot 994.
- Social/Community Center – Dell Fossum – The motion to put this on-hold was **passed** unanimously.

9. Approval/Recognition of Committee Members and Committee Reports

- Architectural Committee – The motion **passed** unanimously to approve the appointment of Richard Salzetti, Bob Opoka, Mary Ann Lipe, Gerry Rodgers and Connie Phillips as members of the Architectural Committee. The motion **passed** unanimously to approve adding the words (6” +/- 1” below the ceiling for those appliances with top ventilation) to Villas West Specification #3. Architectural items 1 – 10 were approved and item 11 was withdrawn by Unit Owner.
- Grounds Committee - The motion **passed** unanimously to approve the appointment of Shirley Law, Ann Rangos, Connie Phillips and Vicki Salzetti as members of the Grounds Committee.
- Communications Committee – The motion **passed** unanimously to approve the appointment of Suzanne Freeman, Beverly Hebib, Brice Todd, Dean Baker and Crystal Powers as members of the Communications Committee. The motion **passed** unanimously to produce ten (10) newsletters beginning after the Annual meeting 2010. The motion **passed** unanimously to make the newsletter available via e-mail, add feature columns and change formatting of the financial information in the newsletter. The motion **passed** to re-design the website to be more user friendly and more informative with Diane McAllister and Don Batchelder opposing.
- Documents Committee – The motion **passed** unanimously to approve the appointment of Sarah Rogers, Vicki Salzetti and Sharon Hendrickson as members of the Documents Committee. The motion **passed** to send the CC&R’s to the attorney for changes and to create ballot’s for the Association. Diane McAllister opposing.
- Budget and Finance Committee – The motion **passed** unanimously to approve the appointment of Bob Riley, Dean Baker, Sharon Hendrickson, Don Batchelder and Donna Anderson as members of the Budget and Finance Committee. The motion **passed** to overturn the previous Board decision to have a review and have an audit done for fiscal year 2009. The motion **passed** to have an Ad-Hoc Committee, Audit Committee, with the approval of the appointment of Don Batchelder, Chairperson, Dean Baker, Liaison, Bob Riley and Vicki Salzetti as members of the Audit Committee.
- Maintenance Committee – The motion **passed** unanimously to approve the appointment of Will Files, Vicki Salzetti and Connie Phillips as members of the Maintenance Committee.
- Contracts Committee – The motion **passed** unanimously to approve the appointment of Dean Baker, Don Batchelder and Andy Szedlus as members of the Contracts Committee. The motion **passed** unanimously to approve the contract with Class A Roofing for \$92,676.00 plus tax and the contract with The Groundskeeper for \$14,500.00.

- Neighborhood Committee – The motion **passed** unanimously to approve the appointment of Vicki Salzetti, Sharon Hendrickson, Judy Bray, Kathy Bochniak and Connie Phillips as members of the Neighborhood Committee. The motion **passed** unanimously to approve nine (9) events and dates as submitted. The motion **passed** unanimously to approve the spending of \$385.00 plus 10% for the April 24, 2009 event.
- Fun-in-the-Sun Committee – The motion **passed** unanimously to approve the appointment of JoAnn Beitman, Sarah Rogers and Connie Phillips as members of the Fun-in-the-Sun Committee.
- Special Events Committee – The motion **passed** unanimously to approve the appointment of Suzanne Freeman, Juanita Marotta and Barbara Tams as members of the Special Events Committee. The motion **passed** unanimously to approve two Craft Fairs, November 14, 2009, and February 6, 2010, from 9am – 3pm. The motion **passed** unanimously to approve a Flu Clinic in October 2009, date and time to be announced.
- Smoking/Non-Smoking Committee – The motion **passed** unanimously to approve the appointment of Sarah Rogers, Suzanne Freeman and Barb Lundin as members of the Smoking/Non-Smoking Committee. Recommended to hang no smoking signs on the pool and laundry doors.
- Revised Board Meeting Schedule – Ralph Huesing – The motion **passed** unanimously to approve changing the June 16th Board Meeting to June 9, 2009 and canceling September 15, 2009 Board Meeting and move it to February 2010.
- Sheriff's Auxiliary Volunteers (SAV) Donation – Ralph Huesing – The motion **passed** to approve the donation of \$400.00 to the Sheriff's Auxiliary Volunteers. Ralph Huesing opposing.
- Additional Items as Needed – The motion **failed** to approve a 401K to begin May 1, 2009 for all employees as presented. Ralph Huesing, Don Batchelder, Sharon Coustier and Suzy Jenks opposing. The motion **passed** to approve an Ad-Hoc Committee, Employee Retirement Plan Committee, Don Batchelder, Chairperson, with Richard Salzetti, Dean Baker and Carolyn Burleson as members of the Retirement Committee to search for other retirement benefits options for the Association employees. The motion **passed** to approve changes to the Operations Manual as submitted. The President announced the resignation of Suzy Jenks from the Board. The motion **passed** to approve the appointment of Richard Salzetti to the Board to fill the vacant seat.

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 their non-agenda items in writing and submit them to the office for the next Board meeting Agenda items.

12. Announcements –

50's Street Party – Friday April 24, 2009, 3:00 to 6:00 PM at 460 S Paseo Quinta, in front of the office

Fun-in-the-Sun Coffee – Thursday, May 14, 2009, 10:00AM at Penasco Park

Concert – Friday May 15, 2009, 1:00 to 3:00 PM at Penasco Park

Board of Directors Meeting – Tuesday, May 19, 2009, 9:30AM at 1st American Title

Memorial Day – Monday May 25, 2009 Office Closed

13. Adjournment – The meeting was adjourned at 1:20 PM.

Respectfully submitted,
Sherry Anderson, Recording Secretary

Sharon Coustier

Secretary

Date