

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
August 19, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, August 19, 2008, 9:30AM

Present were Donald Batchelder, Kathy Bochniak, Suzy Jenks and Sharon Coustier  
Absent: Diane McAllister

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, and called for a moment of silence and reflection. The president gave a report regarding the revision of Rule #9 action without a meeting in accordance with Article VII, Section 7.5 of the Amended and Restated By-Laws.

**3. Minutes**

The minutes of the June 17, 2008 Board Meeting were **approved** as written.

**4. Management Report**

**Manager** – The report is submitted as written. (Exhibit I)

**5. Treasurer's Report**

The report is submitted as written. (Exhibit II)

**6. Standing Committee Reports**

- **Architecture** - Items 1, 2, and 4-11 were **approved** as submitted (Exhibit III). Item 3 was put on hold.
- **Budget and Finance** – as submitted
- **Communications** – No report
- **Documents** – No report.
- **Grounds** – Items 2 and 3 were **approved** as submitted (Exhibit III). Item 1 was **denied**.
- **Special Events** – Arts & Craft Fair and Flu Clinic.
- **Historical Committee** – No report
- **Neighborhood Committee** – Reported on the front entrance grant money, Octoberfest, Christmas Lighting and to place an article in the Green Valley News about Villas West.

**7. Unit Owners Input on agenda items** – Comments were on the grounds and the car service.

## 8. New Business

- Villas West Patio Sale Date and Cost- The motion **passed** unanimously to approve the Villas West Patio Sale on November 15<sup>th</sup> at a cost of \$5.00 per entry for advertising.
- 328 S Paseo Quita - The motion **passed** unanimously to approve the installation of a PVC roof at 328 S Paseo Quinta for \$6,272(Reserve Funds).
- Villas West Specification VWAS 10 Replacement Windows - The motion **passed** unanimously to approve the new Specifications for Installation of Replacement Windows.
- Number of Directors for the 2009 Fiscal Year - The motion **passed** unanimously to approve the affairs of the Association shall be managed by a Board of (5) directors for the fiscal year 2009.
- Nominating Committee- The motion **passed** unanimously to approve the appointment of Sarah Rogers Chair, Dell Fossum, Ann Rangos and Gloria Robbe to the Nominating Committee.
- Concrete Mixer– The motion **passed** unanimously to approve the purchase of a concrete mixer from Home Depot for \$1784 plus tax (Reserve Fund).
- Neighborhood Committee– The motion **passed** unanimously to approve the Neighborhood Committee Activities of Octoberfest, Holiday tree lighting, caroling, and the committee’s participation in the Arts and Craft Fair and Patio Sale.

## 9. Manager’s Recap – as stated

## 10. Unit Owners Input – (Items not on the agenda)

Various issues were discussed including recycling and the car service. A homeowner read a letter of support for Board of Directors, management and staff.

## 11. Announcements –

**Fun-in-the-Sun Coffee** –Thursday, September 11, 2008, 10:00AM at Penasco Park

**Board of Directors Meeting** – September 23, 2008, 9:30AM at 1<sup>st</sup> American Title

## 12. Adjournment – The meeting was adjourned at 11:00AM

Respectfully submitted,  
Sherry Anderson, Recording Secretary

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Suzy Jenks

Secretary

Date