

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
September 23, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, September 23, 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.

**3. Presentation – Specialty Markets Banc**

Bruce Gran, VP/Business Development and Michael Abalos, President of Specialty Markets Banc/Division of Western Bank Services gave a presentation on their bank and services. Explaining they have no fee banking and would offer the Association free ACH, IDD scanner and lockbox service. They left information for the Board to review.

**4. Minutes**

The minutes of the August 19, 2008 Board Meeting were **approved** as written.

**5. Management Report**

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

**6. Treasurer's Report**

The report is submitted as written. (Exhibit II)

**7. Standing Committee Reports**

- **Architecture** - Items 1-8 and 10-15 were **approved** as submitted (Exhibit III). Item 9 was **denied**.
- **Grounds** – Items 1 and 2 were **approved** as submitted (Exhibit III).
- **Special Events** – Arts & Craft Fair and Flu Clinic.
- **Neighborhood Committee** –October fest, Christmas Lighting and Patio Sale

**8. Unit Owners Input on agenda items** – None

**9. New Business**

- Cactus Garden Foundation Donation- The motion **passed** unanimously to accept the donation of a fountain for the cactus garden.
- Neighborhood Committee Appointments - The motion **passed** unanimously to appoint Kathy Bochniak, Chairperson, Vicki Salzetti, Connie Phillips, Joanne

Beitman, Sharon Hendrickson, Judy Bray and Carol Neighbors to the Neighborhood Committee.

- Newsletter Frequency- The motion **passed** unanimously to approve the Villas West Newsletter be published 6 times a year.
- Sherriff's Auxiliary Volunteers Donation- The motion **passed** unanimously to approve a \$300 donation to the Sherriff's Auxiliary Volunteers.

**10. Manager's Recap** – as stated

**11. Unit Owners Input – (Items not on the agenda)**-None

**12. Announcements** –

**Fun-in-the-Sun Coffee** –Thursday, October 9, 2008, 10:00AM at Penasco Park

**October fest** – Monday, October 20, 2008, 3:00 to 5:00 PM at Penasco Park

**Board of Directors Meeting** – Tuesday, October 21, 2008, 9:30AM at 1<sup>st</sup> American Title

**Arts and Craft Fair** – Saturday, November 1, 2008, 9:00 AM to 2:00 PM at Penasco Park

**Flu Shot Clinic** – Thursday, November 6, 2008, 11:00 AM to 2:00 PM at Penasco Park

**Patio Sale** – Saturday, November 15, 2008

**13. Adjournment** – The meeting was adjourned at 10:45AM

Respectfully submitted,  
Sherry Anderson, Recording Secretary

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Suzy Jenks

Secretary

Date