

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
January 13, 2009**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at Canoa Hills Social Center, January 13, 2009, 9:30AM.

Present were Donald Batchelder, Kathy Bochniak, 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. The president explained why the meeting was being held at the Canoa Hills Social Center due to a booking issue and the March Board meeting will be held at First American Title.

2. President's Welcome & Comments

The president welcomed those present, thanked homeowners for attending.

3. Minutes

The minutes of the January 8, 2009 Executive Session Board Meeting were **approved** as written. The December 16, 2008 minutes were tabled till the next meeting.

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 1-3 were **approved** as submitted and Item 4 was put On-hold (Exhibit III).
- **Grounds** – Items 1-4 were **approved** as submitted (Exhibit III).
- **Neighborhood Committee** –Reported on the upcoming Chili Potluck festivities.

8. Unit Owners Input on agenda items – Several unit owners commented on having a Car Washing Station centrally located and the Associations Membership in the Green Valley Sahuarita Chamber of Commerce. Dell Fossum reported on two (2) possible locations for the Car Washing Areas.

9. New Business

- Policy Regarding Reasonable Accommodations and Modifications Under Fair Housing Laws- The motion **passed** unanimously to approve the Policy Regarding Reasonable Accommodations and Modifications Under Fair Housing Laws as Presented by the Associations” Attorney Wendy Ehrlich Esq.

- Green Valley Sahuarita Chamber of Commerce Membership- The motion **passed** unanimously to approve the Associations' membership in the Green Valley Sahuarita Chamber of Commerce at a cost of \$250 per year.
- Ad-Hoc Vehicle Washing Area Committee- The motion was tabled.
- Ad-Hoc Vehicle Washing Area Committee Members- The motion was tabled.
- Asphalt Repair, Crack Seal and Seal Coat Asphalt Pavement- The motion was **passed** unanimously to approve a contract with Bates Paving & Sealing for asphalt repair, crack sealing and seal coating of all streets N.T.E. \$42,000 (Reserve Funds).
- Virginia Graeme Baker (VGB) Swimming Pool Compliance Upgrade- The motion **passed** unanimously to approve the contract as presented by Patio Pools and Spas for \$1506.70 per pool (\$6,026.80), (Reserve Funds) to bring our pools into compliance with the Virginia Graeme Baker Act as passed by the US Congress.
- Interior Sewer Line Cleaning- The motion **passed** unanimously to charge Unit Owners \$50.00 per occurrence for interior sewer line blockage clearing effective 4/1/09.
- Ad-Hoc Pool Furniture Replace Committee Members- The motion **passed** unanimously to appoint Richard Salzetti and Vicki Salzetti to the Ad-Hoc Pool Furniture Committee.

10. Manager's Recap – as stated

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

12. Announcements –

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

Board of Directors Annual Meeting – Thursday February 19, 2009, 9:00AM at GVR West Social Center.

Chili Potluck – Friday February 13, 2009 at Penasco Park from 1:00 – 3:00PM.

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

Respectfully submitted,
Sherry Anderson, Recording Secretary

Sharon Coustier

Secretary

Date