

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
October 27, 2009**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, October 27, 2009, 9:30AM.

Present were Ralph Huesing, Sharon Coustier, Dean Baker, Crystal Powers and Richard Salzetti.

Management was represented by Jessie Gortari

**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 August 18, 2009, Board of Directors Meeting; Executive Sessions of June 11, 2009, September 14, 2009, September 28, 2009, October 1, 2009, October 19, 2009, October 23, 2009, and October 26, 2009 were **approved**. (Motion by Crystal Powers, Seconded by Richard Salzetti)

The President explained the purpose and what transpired during each of the executive sessions. (Exhibit I)

**4. Treasurer's Report**

The report is **approved** as written. The treasurer also reported that the Operations Fund and Major Maintenance Funds were on target. (Exhibit II)

**5. President's Report**

The President announced the new hire Darryl Larson for the General Manager position, he met all the qualification for the position. Also reported the new hire Martin Christian, Landscape Supervisor, also met the requirements for the position and Dagoberto Bernal was hired for the painter position. (Exhibit III)

**6. Committee Reports**

- Architectural – Richard Salzetti

The motion **passed** unanimously to approve architectural applications 1-16 as recommended. (Motion by Sharon Coustier, Seconded by Dean Baker) (Exhibit IV)

- Grounds – Sharon Coustier

The motion **passed** unanimously to approve Grounds applications 1 - 5 as recommended by the chairperson. (Motion by Richard Salzetti, Seconded by Crystal Powers) (Exhibit IV)

- Communications – Ralph Huesing  
The motion **passed** the newsletter will be produce after each board meeting.  
(Motion by Dean Baker, Seconded by Richard Salzetti)
- Documents – Ralph Huesing  
The motion **passed** for the 9 CC&R’S amendments from documents committee upgrade.  
(Motion by Richard Salzetti, Seconded by Crystal Powers)  
The motion **passed** to approve CC&R information meetings (Motion by Richard Salzetti, Seconded by Dean Baker)  
The motion **passed** to have table at annual meetings showing 9 CC&R’S amendments. (Motion by Richard Salzetti, Seconded by Crystal Powers)
- Budget and Finance – Dean Baker  
No report
- Maintenance – Helene Powers  
Recommendations from the committee have been referred to the maintenance crew and many projects have already been completed.

## 7. Ad Hoc Committees

- Neighborhood – Ralph Huesing  
The motion **passed** to approve the Association patio sale on November 21, 2009. (Motion by Richard Salzetti, Seconded by Crystal Powers)  
The motion **passed** the Association to provide signs, markers etc.  
(Motion by Richard Salzetti, Seconded by Crystal Powers)  
The motion **passed** the office personnel will place ad in GV News.  
(Motion by Richard Salzetti, Seconded by Crystal Powers)  
The motion **passed** the Association will provide copies of maps for Neighborhood patio sale. (Motion by Richard Salzetti, Seconded by Crystal Powers)  
Be it moved that the Neighborhood Committee have their Christmas Party outside the office grounds. (Motion made by Richard Salzetti, seconded by Crystal Powers)  
The Motion **passed** to have maintenance provide an estimated cost for upgrading the electrical system at Penasco Park.  
(Motion by Richard Salzetti, Seconded by Dean Baker)  
The Motion **passed** to use Association PA system for party. (Motion by Richard Salzetti, Seconded by Crystal Powers)  
The motion **passed** the Association will pay for advertisement for craft show.  
(Motion made by Richard Salzetti, seconded by Dean Baker)
- Fun-in-the Sun – Richard Salzetti  
No report
- Special Events – Suzanne Freeman  
No report
- Ice Making Machine – Crystal Powers  
The motion **passed** to purchase ice machine from Hoshizaki. (Motion by Richard Salzetti, Seconded by Dean Baker)

## 8. New Business

- The motion **passed** to appoint Suzie Freeman chair Nominating Committee.

(Motion by Richard Salzetti, Seconded by Crystal Powers)

**9. Adjournment** – The meeting was adjourned at 11:40AM

**10. Announcements** –

**Fun-in-the-Sun** – Thursday, November 12, 2009, 10:00

**Board of Directors Meeting** – Tuesday, November 17, 9:30 a.m. at 1<sup>st</sup> American  
Title.

**Neighborhood Committee Events** – Patio Sale, Saturday,  
November 21, 2009

**Office Closed** – Thursday, November 26, 2009, Thanksgiving Day

**Office Closed** – Friday, November 27, 2009

Respectfully submitted,  
Jessie Gortari, Recording Secretary

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Sharon Coustier, Secretary

Date