

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
November 18, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, November 18, 2008, 9:30AM.

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

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. Quorum (4) Amended and Restated By-Laws Section 7.4 Quorum and Voting**

The president explained that a quorum was present and that the Board could conduct business as a quorum after a Board Member left the meeting early.

**4. Minutes**

The minutes of the October 21, 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 were **approved** as submitted (Exhibit III).
- **Grounds** – Items 1,2 and 4-6 were **approved** as submitted (Exhibit III). Item 3 was put on-hold.
- **Special Events** – Reported on the Flu Shot Clinic and the Arts & Craft Fair.
- **Nominating Committee** – Jeff reported for the Nominating Committee that they have received two applications for the Board.
- **Neighborhood Committee** –Reported on the Patio Sales and the Christmas Lighting 12/12/08

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

**9. New Business**

- 2009 Budget - The motion **passed** to approve the 2009 Budget with Suzy Jenks voting no.
- Assessment Installment Payments- The motion **passed** unanimously in accordance with the Green Valley Villas West CC&R's Article 7.2 (b) that the

annual assessment shall be payable in equal monthly installments and will be due on the fourth day of each month, effective January 4, 2009.

- Revision of Planting List for Common Elements- The motion was **tabled** until further notice.
- Pool Heaters – The motion **passed** unanimously to purchase (2) pool heaters(N Sarta and N Pena) from E-Konomy Pool Service for \$6,014.64.
- Classen 20” Turf Rake Thatcher – The motion **passed** unanimously to approve the purchase of a Classen 20” Turf Rake Thatcher from Horizon for \$1,059.94.
- Neighborhood Committee Events – The motion **passed** unanimously to approve the Neighborhood Committee Events of Dog Obedience Class, Chili Potluck, St. Patrick’s Day Party and Pancake Breakfast.
- Ad-Hoc Pool Furniture Replacemnet Committee – The motion **passed** unanimously to approve the Ad-Hoc Pool Furniture Replacement Committee.
- Rule No. 1 Aluminum Combination Storm Doors – The motion **passed** to approve the amendment of Rule No. 1 paragraph A as presented. Suzy Jenks left the meeting before this item was presented.

**10. Manager’s Recap** – as stated

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

**12. Announcements** –

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

**Neighborhood Committee Holiday Cheer**, Friday December 12, 2008 at Penasco Park

**Board of Directors Meeting** – Tuesday, December 16, 2008, 9:30AM at 1<sup>st</sup> American Title

**13. Adjournment** – The meeting was adjourned at 10:55AM

Respectfully submitted,  
Sherry Anderson, Recording Secretary

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Suzy Jenks

Secretary

Date