

**MINUTES OF THE ANNUAL MEETING
Green Valley Villas West Condominium Association
February 19, 2009**

The annual meeting of the Board of Directors of Villas West Condominium Association was held at 9:00AM at the Green Valley Recreation West Center, 1111 Via Arco Iris, Green Valley, Arizona on Thursday, February 19, 2009.

Board members present were Kathy Bochniak, Donald Batchelder, Sharon Coustier, Suzy Jenks and Diane McAllister.

Management was represented by Jeff Summers, Donna Fay, and Sherry Anderson.

1. Call to order and establish quorum

The president called the meeting to order at 9:30AM and a quorum was established.

2. President's Welcome

The president welcomed those present, thanking unit owners for their attendance and issued an invitation to attend all meetings. He also emphasized that this meeting is the time the board reports to unit owners on the current year's accomplishments and future plans and asks for unit owner comments.

3. Guest Speakers

Mike McGee of the Sheriff's Auxiliary Volunteers introduced Unit Owner Debby Lundell as a new volunteer for the Auxiliary and thanked Jeff Summers and the Board of Directors for the invitation to speak at the meeting. Mike spoke of the importance of the Sheriff's Auxiliary and explained what they do to help the Sheriff's Department.

4. Approval of 2008 Annual Meeting Minutes

It was **moved, seconded and passed** to approve the 2008 annual meeting minutes.

5. Introduction of Board Members & Committee Chairpersons

- Donald Batchelder, President, Grounds Chairperson
- Kathy Bochniak, Vice President, Grounds Chairperson, Documents
- Diane McAllister, Treasurer, Budget and Finance Chairperson, Communications
- Suzy Jenks, Secretary
- Sharon Coustier, Architectural Chairperson

6. Recognition of Special Committees

- Neighborhood Committee – Vicki Salzetti

7. Management Report – Jeff Summers

Mr. Summers reported on the many changes and improvements for Villas West in the past year, including his duties as Manager. He emphasized that his door is always open to unit owners and encourages all to continue to work together for the betterment of Villas West.

In addition, Mr. Summers introduced and thanked the members of the office staff and the maintenance and landscaping crews and the milestones of the employees.

8. Election Results & Introduction of New Board Members

It was announced the following individuals were elected to the board of directors: Sharon Coustier and Ralph Huesing. Officers for the 2009 year will be elected at the organizational meeting on March 10, 2009. (Exhibit I)

9. Announcements

- Organizational Meeting – February 25, 2009, 3:30PM, 1st American Title, G.V. Mall

- Board Meeting – March 10, 2009, 9:30 AM, at 1st American Title
- Fun-in-the-Sun – March 12, 2009, 10:00AM at Penasco Park
- St. Patricks Day Event – March 17, 2009, 1:00 to 3:00 PM at Penasco Park

10. Unit Owner Comments

Questions and comments were received from Unit Owners in attendance including the recent distribution of a letter from a Unit Owner concerning the Association budget and finances, praise from a Unit Owner for the job well done by management.

11. Adjournment

The meeting was adjourned at 10:59AM.

Respectfully submitted
Sherry Anderson
Green Valley Villas West Condominium Association