

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
April 15, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, April 15, 2008, 9:30AM

Present were Donald Batchelder, Kathy Bochniak, Suzy Jenks and Diane McAllister
Absent: Rick Hindmann

Management was represented by Jeff Summers and Carol Cota

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. Approval of Minutes

The minutes of the March 18, 2008 Board Meeting, the April 1, 2008 Board Briefing and April 1, 2008 Executive Session Board Meeting were approved as written.

4. Management Report

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

5. Treasurer's Report

The report is submitted as written. (Exhibit II)

6. Standing Committee Reports

- **Architecture** - as submitted (Exhibit III)
- **Budget and Finance** – as submitted
- **Communications**
- **Documents** – No report
- **Grounds** – as submitted (Exhibit III) The chairperson has appointed Vicki Salzetti to the committee.
- **Special Events** – No report
- **Historical Committee** – No report
- **Neighborhood Committee** – Vicki Salzetti reported on the silent auction and announced the up-coming concert in the park on May 8 by the Sahuarita High School Band.
- **Other** – Chase Bank again attended the meeting to answer any questions or concerns about their banking services to be considered in a motion under New Business.

The management and committee reports were approved as submitted.

7. Unit Owners Input on agenda items –

It is agreed that issues should be discussed at the Board Briefing and the business of making and passing motions should occur at the Board Meeting.

8. New Business

- Board Appointment - The motion **passed** to appoint **Sharon Coustier** to the Board of Directors.
- Appointment of a Secretary of the Association - The motion **passed** to appoint **Suzy Jenks** to the office of Secretary of the Association.
- Reserve Study - The motion **passed** to approve an on-site update to the reserve study by Strategic Reserves for \$2,500 (Reserve Funds.) (Exhibit IV)
- Chase Bank – The motion **passed** to approve the implementation of the Chase Bank operating account, image deposit direct program, automatic deduction and approved line of credit.
- Trash Collection Contract The motion **passed** to approve the extension of the trash collection contract with Talking Trash as presented (Year 1-5% cost increase, year 2-0% increase and year 3-3% cost increase.
- Recycling– The motion **passed** to accept the challenge of recycling at Villas West. Against: Diane McAllister
- HVAC Units for Inventory– The motion **passed** to approve the purchase of 5 Goodman 2 ton gas pack HVAC units and 5 Goodman 2.5 ton gas pack HVAC units from Johnstone Supply for \$13,923.55 (Reserve Funds).
- Revision of Rule Numbers 15 and 23– The motion **passed** to approve the revision of Rule Numbers 15 and 23 as presented by the Documents Committee. (Exhibit V)
- Newsletter– The motion **passed** to approve the Neighborhood Committee’s request for 2 pages (front and back) in each NEWS and VIEWS Newsletter.
- Neighborhood Committee Musical – The motion **passed** to approve the Committee’s request for a musical concert by students from Sahuarita High School at Penasco Park on May 8, 2008 at 10:00AM.
- Article VIII, Section 8.1 C of the Amended and Restated By-Laws – The motion **passed** to require Board Member, Rick Hindmann, to explain his absenteeism so that a determination can be made by the board as to whether the absenteeism is “without good cause” as required by the Bylaws.
- Board of Directors – Vacant Seat - The motion **passed** to declare the director seat held by Rick Hindmann as vacant.

9. Manager’s Recap – as stated

10. Unit Owners Input – (Items not on the agenda)

11. Announcements –

Board of Directors Briefing -Tuesday, May 6, 2008, 9:30AM,
First American Title

Fun-in-the-Sun Coffee – Neighborhood Committee Musical - Thursday,
May 8, 2008, 10:00AM at Penasco Park

Board of Directors Meeting – May 20, 2008, 9:30AM at 1st American Title

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

Respectfully submitted,
Carol Cota, Recording Secretary

Suzy Jenks

Secretary

Date