

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
May 20, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, May 20, 2008, 9:30AM

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

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. Kathy Bochniak, Vice President, commented on rules of conduct for the meeting.

3. Minutes

The minutes of the April 15, 2008 Board Meeting, the May 2, 2008 Board Briefing and April 15, 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** - Items 1-13 were **approved** as submitted (Exhibit III) The chairperson has appointed Ann Rangos and Connie Phillips to the committee.
- **Budget and Finance** – as submitted
- **Communications** – The chairperson reported on various items requiring no board action.
- **Documents** – The committee met and recommendations will be presented under New Business.
- **Grounds** – Items 1-4 were **approved** as submitted (Exhibit III) The chairperson attended a U of A horticulture seminar.
- **Special Events** – No report
- **Historical Committee** – No report
- **Neighborhood Committee** – More than 70 people attended the Fun-In-The-Sun coffee social and concert in the park on May 8th.

7. Unit Owners Input on agenda items – no comments

8. New Business

- Neighborhood Committee “Parade of Villas” - The motion **passed** to approve the “Parade of Villas” on June 14th. (Exhibit IV)
- 2008 Roof Replacements - The motion **passed** to approve the roof replacement contract with Class A Roof Systems, Inc. in the amount of \$96,529.00.(Exhibit V)
- 2008 Pool Renovations - The motion **passed** to approve the pool renovation contract with E-Konomy Pools in the amount of \$32,702.00 plus tax. (Exhibit VI)
- Reserve Budget Amendment (Roofs & Pools) - The motion **passed** to approve the amendment of the Reserve budget as follows: 2008-2009 Roof Replacement budget shall be amended from \$76,000 to \$97,000; the 2008-2009 Pool Renovation budget shall be amended from \$25,000 to \$35,000.
- Rule 9, Paragraph D, Rule 17 and Rule 19 - The motion **passed** to approve the revision of Rule 9, Paragraph D. and Rule 19 as presented by the Documents Committee. Rule 17 is tabled. (Exhibit VII)
- Estate Sale Rules– The motion was tabled for the Documents Committee to consider and report.
- HVAC Units for Inventory– The motion **passed** to approve the purchase of 5 Goodman 2 ton gas pack HVAC units from Johnstone Supply for \$6,688.90 plus tax. (Reserve Funds).
- Board Member Code of Conduct - The motion **passed** to approve the Board Member Code of Conduct as drafted by Attorney, Wendy Ehrlich.
- Villas West Entrance – The motion **passed** to approve the Neighborhood Committee’s ground breaking ceremony, 9:00AM on June 16th.

9. Manager’s Recap – as stated

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

A homeowner stated concerns that the removal of items from the common areas is not being enforced equally.

11. Announcements –

Board of Directors Briefing -Tuesday, June 3, 2008, 9:30AM,
First American Title

Fun-in-the-Sun Coffee –Thursday, June 12, 2008, 10:00AM at Penasco Park

Neighborhood Committee Parade of Villas – June 14th, 2:00PM.

Neighborhood Committee Monument Entrance Groundbreaking – June 16,
2008, 9:00AM at Penasco and LaCanada

Board of Directors Meeting – June 17, 2008, 9:30AM at 1st American Title

12. Adjournment – The meeting was adjourned at 10:15AM

Respectfully submitted,
Carol Cota, Recording Secretary

Suzy Jenks

Secretary

Date