

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
June 17, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, June 17, 2008, 9:30AM

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

Management was represented by Jeff Summers, Sherry Anderson 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. Minutes

The minutes of the May 20, 2008 Board Meeting, the June 3, 2008 Board Briefing and corrected May 6, 2008 Board Briefing minutes 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 1-10 were **approved** as submitted (Exhibit III)
- **Budget and Finance** – as submitted
- **Communications** – No report
- **Documents** – The committee met and recommendations will be presented under New Business.
- **Grounds** – Items 1 and 2 were **approved** as submitted (Exhibit III)
- **Special Events** – No report
- **Historical Committee** – No report
- **Neighborhood Committee** – The “Parade of Villas” was a successful event and the entrance groundbreaking was held on Monday. A report with pictures will be in the Neighborhood Newsletter.

7. Unit Owners Input on agenda items – Comments were generally confined to the issue of trimming pyracantha.

8. New Business

- Villas West Collection Policy- The motion **passed** to approve the Villas West Collection Policy as presented.
- Pool Area Signage - The motion **passed** to approve the new pool signage as presented by the Documents Committee. Abstaining: Suzy Jenks (Exhibit V)
- HVAC 50/50 - The motion **passed** to approve the installation of a HVAC unit at 384 B Penasco under the 50/50 program.
- Lawn Mower Replacement - The motion **passed** to approve the purchase of an EXMARK lawn mower from Horizon Distributors for \$7,394.15 + tax (Reserve Funds)
- Reserve Budget Amendment- The motion **passed** to approve the revision of the 2008-2009 reserve budget, Capital Equipment from \$23,000 to \$30,000.
- Rule Number 16 – for Sale Signs – Senate Bill 1062– The motion was **tabled**. The Documents Committee will meet regarding Bill 1062.
- Pyracantha – Common Area – Limited Common Area – The motion was **tabled** for specific wording to be developed by the Board of Directors.

9. Manager’s Recap – as stated

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

Various issues were discussed including recycling, painting schedule and pyracantha trimming. A homeowner read a letter of support for Board of Directors, management and staff.

11. Announcements –

Board of Directors Briefing -Tuesday, August 5, 2008, 9:30AM,
First American Title

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

Board of Directors Meeting – August 19, 2008, 9:30AM at 1st American Title

12. Adjournment – The meeting was adjourned at 10:35AM

Respectfully submitted,
Carol Cota, Recording Secretary

Suzy Jenks

Secretary

Date