

MINUTES OF THE ANNUAL MEETING
Green Valley Villas West Condominium Association
February 9, 2010

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 9, 2010.

Board members present were Ralph Huesing, Crystal Powers, Richard Salzetti, and Sharon Coustier.

Management was represented by Daryl Larson, Carolyn Burleson and Jessie Gortari.

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 how difficult it is to manage without volunteers gave thanks to all of them. He stated the accomplishments from the past year. He motivated unit owner to return CC&R's ballots.

3. Management Report – Daryl Larson

Daryl Larson the General Manger stated he is being working on the financials, there has been an improvement on unit owners monthly assessments that were behind the end balance are positive results.

4. Approval of 2009 Annual Meeting Minutes

It was **moved, seconded and passed** to approve the 2009 annual meeting minutes.

5. Introduction of Board Members & General Manager

- Ralph Huesing, President
- Richard Salzetti, Vice President, Architectural Chairperson
- Sharon Coustier, Secretary, Grounds Chairperson
- Helene Powers, "Crystal", Maintenance Chairperson

6. 2009 Financial Annual Summery Report – Ralph Huesing

It was reported there will be no increase for monthly assessment this year but he advised to be prepare for next year for an increase.

8. Election Results & Introduction of New Board Members

It was announced the following individuals were elected to the board of directors: Ralph Bristol, Crystal Powers and Elizabeth Baker.

9. Announcements

- Organization Meeting, February 24, 2010, 9:30 AM, 1st American Title
- Board Meeting –February 24, 2010, 9:30 AM, 1st American Title.
- Fun-in-the-Sun – February 11, 2010, 10 AM, Penasco Park

10. Unit Owner Comments

Questions and comments were received from Unit Owners in attendance including letters from unit owners with suggestions to improve Villas West view.

11. Adjournment

The meeting was adjourned at 10:02 AM

Respectfully submitted
Jessie Gortari
Green Valley Villas West Condominium Association

Sharon Coustier

Secretary

Date