

**MINUTES OF THE ANNUAL MEETING**  
**Green Valley Villas West Condominium Association**  
**February 21, 2008**

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 ArcoIris, Green Valley, Arizona on Thursday, February 21, 2008.

Board members present were Sarah Rogers, Vicki Salzetti, Kathy Bochniak, Donald Batchelder, Margaret Glaser, John Anderson and Diane McAllister  
Absent: Rick Hindmann

Management was represented by Jeff Summers, Donna Fay, Shorty Chacon, Cindy Feist and Carol Cota.

**1. Call to order and establish quorum**

The president called the meeting to order at 9:45AM and a quorum was established.

**2. President's Welcome**

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

**3. Approval of 2007 Annual Meeting Minutes**

It was **moved, seconded and passed** to approve the 2007 annual meeting minutes.

**4. Introduction of Board Members & Committee Chairpersons**

- Sarah Rogers, President
- Vicki Salzetti, Vice President, Grounds Chairperson – In her farewell address as a board member, Mrs. Salzetti encouraged homeowners to continue to support maintaining Villas West as a historic neighborhood with unique architecture and beautiful grounds.
- Donald Batchelder Treasurer, Budget and Finance Chairperson – Mr. Batchelder made the annual report on the financial condition of the association.
- Kathleen Bochniak, Documents Chairperson – Mrs. Bochniak thanked the members of the Documents Committee who have worked to update many of the documents this past year and reported their goal will be to review and update CC&Rs in the coming year.
- Margaret Glaser, Secretary – Newsletter – Ms. Glaser reported that the new Villas West web site is up and running and encouraged homeowners to check it out.
- John Anderson, Architectural Chairperson, Co-Maintenance Chairperson – no report

- Diane McAllister, Communications Chairperson – Mrs. McAllister stated the goal of the committee is to continue an accurate exchange among the Board, homeowners and management. She reminded homeowners that comments and or complaints should be put in writing, signed and submitted to management for response. She also stated the continuing focus of the official Newsletter is to convey important information to all homeowners.
- Office Staff, Maintenance and Landscaping Supervisors

#### **6. Recognition of Special Committees**

- Elections Committee – Shirley Law
- Annual Meeting Refreshments – Sharon Coustier, Lucille Wolf, Joann Kraemer and Ann Rangos
- Fun-in-the-Sun – Joanne Beitman
- GVCCC – Diane McAllister
- Special Events and Programs – Suzanne Freeman
- New appointment: Villas West Historical Preservation Committee – Suzanne Freeman

#### **7. Management Report – Jeff Summers**

Mr. Summers reported on the many changes and improvements for Villas West in the past year, including the savings of over \$60,000 in the operating budget. He emphasized that his door is always open to homeowners 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.

#### **8. Election Results & Introduction of New Board Members**

It was announced the following individuals were elected to the board of directors: John Anderson, Margaret Glaser, Donald Batchelder and Diane McAllister.

Officers for the 2007 year will be elected at the organizational meeting on March 5, 2007. (Exhibit I)

#### **9. Announcements**

- Organizational Meeting – March 5, 2007, 9:00AM, 1<sup>st</sup> American Title, G.V. Mall
- Board Briefing – March 5, 2007, to follow, 1<sup>st</sup> American Title
- Regular Board Meeting – March 20, 2007, 9:30AM, M&I Bank
- March Coffee Social – March 8, 2007, 10:00AM at Penasco Park

#### **10. Homeowner Comments**

Questions and comments were received from homeowners in attendance including the need for recycling, monitoring the Tierra Townhouse project, making Villas West a smoke-free association, keeping plants and trees to proper scale when trimming and the increase in maintenance fees. “Thanks” were offered to the board for their service and to the crews for their continued work for the association.

#### **11. Adjournment**

The meeting was adjourned at 10:50AM.

Respectfully submitted

Carol Cota  
Cadden Community Management for  
Green Valley Villas West Condominium Association

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Sarah Rogers, President

Date