

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
January 19, 2010**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, January 19, 2010, 9:30AM.

Present were Ralph Huesing, Sharon Coustier, Crystal Powers and Richard Salzetti.

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

The President welcomed those present and thanked homeowners for attending.

3. Adoption of the Agenda

Be it moved that the agenda be adopted as presented. Motion made by Sharon Coustier; seconded by Crystal Powers. Motion **passed** unanimously.

4. President's Report

The President reported that buying a new vehicle for the car service is in process. The Association's insurance will cover the cost of replacing the car that was severely damaged by a driver in another acar.

5. First Overview

The General Manager, Daryl Larson, reported the forecast information will be included in next month's newsletter.

6. New Business

- **Removal of tree(s)**– The motion **passed** unanimously to remove a pine tree located at the south full circle on Paseo Quinta at a cost of \$900. (Motion by Sharon Coustier, Seconded by Richard Salzetti)
The motion **passed** unanimously to remove an Acacia tree on Paseo Sarta at a cost of \$375. (Motion by Sharon Coustier, Seconded by Crystal Powers)
- **Painting of sheds by owner**- The motion **passed** unanimously to direct Daryl Larson, General Manager to develop a shed agreement letter for owners requesting to paint their own sheds, Arizona rooms, and back porches. (Motion by Crystal Powers, Seconded by Sharon Coustier)
The motion **passed** unanimously to alter the application needed to allow homeowners to paint their own sheds, Arizona rooms, and/or application (when painting own shed) to state \$50 for Az room, \$45 for shed and shed porches, \$60 lattice. (Motion by Crystal Powers, Seconded by Sharon Coustier)
- **Waterless hot water heater**- Due to lack of more information on standard prize will be on hold will be more research on this topic.
- **Election of Board Members**- The motion **passed** unanimously to determine length of terms for Board candidates. The two individuals who receive the most votes will each serve 3 year term, while the candidate who receives the third

largest number of votes will serve a 1 year term. (Motion by Richard Salzetti, Seconded by Crystal Powers)

7. Committee Reports

- Architectural – Richard Salzetti
The motion **passed** unanimously to approve architectural applications 1 to13 as submitted. (Motion by Richard Salzetti, Seconded by Crystal Powers)
- Grounds – Sharon Coustier
The Landscape crew has done a wonderful job with the repairing of leaks in the irrigation system that has decreased the amount of water usage.
- Communications – Ralph Huesing
The February Newsletter will include information about the January Board meeting and the Annual meeting.
- Documents – Ralph Huesing
No report.
Be it moved that the Board of Directors be increased in number from 5 to 7. Motion made by Richard Salzetti. The motion **failed** for lack of a second.
- Maintenance – Crystal Powers
The motion **passed** to replace 2 shed roofs at 414 D Sarta, 403 D Pena (Motion by Crystal Powers, Seconded by Sharon Coustier)
- Contracts – Ralph Huesing
No Report
- Nominations – Suzanne Freeman
The ballots for the Board of Directors will be counted by two groups of two individuals in order to verify an accurate count.

8. Ad Hoc Committees

- Neighborhood Committee– Richard Salzetti
It was reported by Vicki Salzetti that the Neighborhood Committee events from January through March have been canceled.
- Fun-in-the-Sun
No report
- Special Events
No report

9. **Minutes-** The motion **passed** to approve the Minutes of the December15, 2009, Board of Directors meeting; Executive Sessions -- December 21, 2009, December 29, 2009, January 5, 2010 and January 12, 2010. 3 approval Crystal Power, Sharon Coustier, and Ralph Huesing. (motion by Sharon Coustier, Seconded by Crystal Powers)

10. Treasurer's Report

No report

10. **Adjournment** – The meeting was adjourned at 10:56AM.

Announcements

CC&R Informational Meeting – Wednesday, January 20, 10:00 a.m. at Penasco Park

Annual Meeting- Tuesday, February 9, 2010, 9:30 a.m. at the GVR West Center

Fun-In-The-Sun – Thursday, February 11, 2010, 10:00 a.m. at Penasco Park

Board of Directors/Organizational Meeting – Wednesday, February 24, 2010--
9:30 a.m. at 1st American Title

C.C. & R. Informational Meeting – Thursday, February 25, 2010—10:00 am. at
Penasco Park

Respectfully submitted,
Jessie Gortari, Recording Secretary

Sharon Coustier, Secretary

Date