

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
June 8, 2010**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, June 8, 2010, 9:30AM.

Present were Ralph Huesing, Crystal Powers, Betty Baker Jim Sullivan and RB Bristol (absent)

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. He also announced Sharon Coustier has resigned from the Board of Directors. Jim Sullivan has been appointed to the Board of Directors as Secretary (Motion by Crystal Powers, Seconded by Betty Baker) **passed** unanimously.

3. Adoption of the Agenda

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

4. Minutes- The motion **passed** unanimously to approve the minutes of the

April 13, 2010 regular board meeting: Executive Committee Sessions on April 12, 2010 And May 20, 2010 (motion by Betty Baker, Seconded by Crystal Powers)

5. Treasurer's Report

Reserve study is complete. A rough draft we will received from 3 to 6 weeks. A full audit has approved. Report by Daryl Larson for RB Bristol.

6. President's Report

The President informed all the residents' two methods for the reserve study: one is the component reserve study for information on the life expectancy of each HVAC and roof. Second is the cash analysis report which is the actual method the association will use to provide actual dollars needed for HVAC replacement.

7. First Overview

The General Manager, Daryl Larson, reported on 3 villas that are delinquent.

The Association will receive from the Attorney close to \$8100 in past due assessments by the end of June. Secondly, parking stall painting and stenciling will begin Monday, June 21, 2010.

8. Committee Reports

- Architectural – (Ralph Huesing)

The motion **passed** unanimously to approve Architectural applications 1-16, 1 denied and 1 on hold (Motion by Ralph Huesing, Seconded by Crystal Powers)

- Budget & Finance- R.B. Bristol
No Report

- Documents- Ralph Huesing

Our attorney, Wendy Erlich will provide recommended revisions of the By- Laws.

- Grounds- Ralph Huesing
Motion **passed** unanimously to approve Grounds application 1-4, 5 denied and 3 on hold (Motion by Crystal Powers, Seconded by Betty Baker)
- Maintenance-Crystal Powers
Informed all residents about the summer projects maintenance crew are working currently; repairing sidewalks; painting lamp post; and garbage can replacement. Motion **passed** unanimously to approve Maintenance applications 1-2. (Motion by Crystal Powers, Seconded by Betty Baker)
- Social Activities-Betty Baker
No Report

9. Ad Hoc Committees

Rental Fees-Betty Baker
No Report

10. New Business

Motion **passed** unanimously to hire Truly Nolen to provide extermination services for the 12 sewer lines (Motion by Crystal Powers, Seconded by Betty Baker).
Motion **passed** unanimously to direct Daryl Larson, General Manager, to investigate ways to mute sound in his office for privacy purposes. (Motion by Ralph Huesing, Seconded Crystal Powers).

11. Adjournment – The meeting was adjourned at 10:28AM.
(Motion by Crystal Powers, Unanimous)

Announcements

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

Office Closed - Monday, July 5, 2010, in observance of Independence Day

Board of Directors Meeting– Tuesday, August 17, 2010 at 9:30 a.m. at 1st American Title

Respectfully submitted,
Jessie Gortari, Recording Secretary

Jim Sullivan, Secretary

Date