

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
August 17, 2010**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, August 17, 2010, 9:30AM.

Present were Ralph Huesing, Betty Baker, Jim Sullivan, Crystal Powers (absent) 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.

3. Adoption of the Agenda

The agenda is adopted as presented.

- 4. Minutes-** The motion **passed** unanimously to approve the minutes of the June 8, 2010 regular board meeting: Executive Committee Sessions on June 8, 2010 And June 17, 2010 (Motion by Jim Sullivan, Seconded by Betty Baker)

5. Treasurer's Report

We have received the first rough draft from the Reserve study; provides information what materials to use for the streets along with recommendations for the villas.
(Motion by Betty Baker, Seconded by Jim Sullivan)

6. President's Report

The President informed all the residents we have received the first rough draft from the Reserve study.

7. First Overview

The General Manager, Daryl Larson, informed all residents that summer projects are about to be completed.

8. Committee Reports

- Architectural – (Ralph Huesing)
The motion **passed** unanimously to approve Architectural applications 1-13, 1 denied
(Motion by Jim Sullivan, Seconded by Betty Baker)
- Budget & Finance- R.B. Bristol
No Report
- Documents- Ralph Huesing
Informed to all residents about the revision of the By-Laws to be in compliance with the CC&R's.
- Grounds- Ralph Huesing
Motion **passed** unanimously to be on hold Grounds application 1-5, 1 denied
(Motion by Ralph Huesing, Seconded by Betty Baker)

- Maintenance-Crystal Powers
No Report
- Social Activities-Betty Baker
The board member informed all the residents there will be a social event October Fest at Penasco park the date is still pending.

9. Ad Hoc Committees

Rental Fees-Betty Baker
No Report

10. New Business

Motion **passed** unanimously to submit ballots to the unit owners for the Second Amended and Restated By-Laws (Motion by Jim Sullivan, Seconded by Betty Baker).

Motion **passed** to prohibit the installation of windows in the original front door of any unit. (Motion by Jim Sullivan, Seconded by Betty Baker).

Motion **passed** to update the four pool areas including the grounds and restrooms (Motion by Jim Sullivan, Seconded by Betty Baker)

Motion **passed** for any existing front door with a window presently installed is grandfathered in, but the existing security door must also be retained in place. (Motion by Jim Sullivan, Seconded by Betty Baker)

11. Adjournment – The meeting was adjourned at 10:30AM.

Announcements

Office Closed - September 6, 2010 In Observance of Labor Day

Fun-In-The-Sun – Thursday, September 9, 2010 10:00 a.m. at Penasco Park

Board of Directors Meeting– October 12, 2010, 9:30AM at 1st American Title

Respectfully submitted,
Jessie Gortari, Recording Secretary

Jim Sullivan, Secretary

Date