

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
January 15, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, January 15, 2008, 9:30AM

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

Management was represented by Jeff Summers and Carol Cota

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 & Comments

The president welcomed those present, thanked homeowners for attending, and called for a moment of silence and reflection.

3. Approval of Minutes

The minutes of the December 18, 2007 Board of Directors Meeting, the January 2, 2008 Special Board of Directors Meeting and the January 8, 2008 Board Briefing were approved as written.

4. Management Report

Manager – The report is submitted as written. (Exhibit I)

5. Treasurer's Report

The manager presented the treasurer's report as written. (Exhibit II)

6. Standing Committee Reports

• **Architecture**

Items 1, 2, 7 and 12 are **on hold by the committee chairperson**. The other items are pre-approved. (Exhibit III)

• **Budget and Finance** – as submitted

• **Communications**

One communication was received regarding automatic payments.

• **Documents**

The committee met January 4 to discuss patio sales and window specifications. Revisions to Rule 9 will be discussed under New Business.

• **Grounds**

The report is **approved** as submitted by the chairperson. (Exhibit III)

• **Special Events** – No report

7. New Business

- Revision of Rule No. 9 - The motion **passed** to approve the revision of Rule No. 9 as presented.
- Operations Manual– The motion **passed** to approve the revision of the Operations Manual Section A3.10.9 as presented. The motion **passed** to initiate employee training for trimming plants, trees and shrubs.
- Patio Sales- The motion **passed** pursuant to Article 4 and Article 6.2 of the CC&Rs: Patio Sales will be limited to community-wide events in November and March of each year; dates and cost shall be determined by the Board of Directors; No individual patio sales will be allowed. The spring patio sale will be Saturday, March 8, 2008 at a cost of \$5.00 for each participant.
- Van Replacement – The motion **passed** to purchase a 2008 Hyundai Sonata from Jim Glick Automotive for \$13,198.80 (2001 Ford van will be traded in.)
- Chase Bank – The motion **passed** to hold off implementation of the Chase Bank program until discussion at the March Board Briefing.
- 2008 – 2009 Budget Revision– The motion **passed** to approve the revision of the 2008 – 2009 Budget. **Opposed:** Diane McAllister and Vicki Salzetti

8. Manager’s Recap – as stated

9. Announcements –

Board of Directors Briefing -Tuesday, February 5, 2008, 9:30AM,
First American Title

Fun-in-the-Sun Coffee – Thursday, February 14, 2008, 10:00AM at Penasco
Park

ANNUAL MEETING – Thursday, February 21, 2008, 9:00AM, at GVR West
Center

10. Adjournment – The meeting was adjourned at 10:50AM.

Respectfully submitted,
Carol Cota, Recording Secretary

Margaret Glaser

Secretary

Date