

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
March 18, 2008**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, March 18, 2008, 9:30AM

Present were Donald Batchelder, Margaret Glaser Kathy Bochniak, Suzy Jenks and Diane McAllister Absent: Rick Hindmann

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. The president announced the resignation of John Anderson from the Board of Directors. Margaret Glaser has resigned as editor of the Newsletter. He also announced a new order of business: there will be owner's input on agenda items before the Board passes any motions.

3. Approval of Minutes

The minutes of the January 15, 2008 Board Meeting, the February 5, 2008 Closed Executive Board Meeting, February 5, 2008 Board Briefing, February 19, 2008 Special Board Meeting, March 4, 2008 Board Briefing and March 4, 2008 Organizational Meeting were approved as written.

4. Management Report

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

5. Treasurer's Report

The report is submitted as written. (Exhibit II)

6. Standing Committee Reports

- **Architecture**

The motion **passed** to approve all architectural requests recommended by the chairperson with the following exceptions: Item 1 is tabled for additional information. A representative of the homeowner will submit an itemized proposal for window replacements and installations. **Agenda:** April 1 Briefing. Items 2 and 11 **approved** as recommended under the revision of Rule #19. Item 3 was **denied** due to requested design and size.

- **Budget and Finance** – as submitted

- **Communications**

Complaints have been received regarding alcohol being consumed in the pool area. Questions about the Reserves will be addressed in an upcoming Newsletter.

- **Documents** – No report

- **Grounds**
The motion **passed** to approve all grounds requests recommended by the chairperson with the following exceptions: Item 2, **denied** due to lack of space; Item 3 not yet reviewed; Item 4 **denied** as requested due to the amount of plants already in the area; Item 5 **denied** as requested due to lack of space; Item 10 **denied** as requested due to lack of space; Items 13 and 14 have **partial approval** as recommended by the chairperson.
(Exhibit III)
- **Special Events** – Suzanne Freeman reported there will be the annual craft fair on Saturday, November 1, with notice appearing in the April Newsletter. She requested that the GVCCC project of median greens be an **agenda item**, April 1 Board Briefing.
- **Historical Committee** – Suzanne Freeman will need several volunteers to help with the research and application process. An article will appear in the April Newsletter.

7. New Business

- Purchase of (2) ATVs- The motion **passed** to approve the purchase of two ATV's at a cost not to exceed \$9,000.00 (Reserve Funds).
- Pest Control- The motion **passed** to approve the pest control contract with Truly Nolan at an annual cost of \$4,104.00.
- Telephone System - The motion **passed** to approve the purchase of a telephone system from Intellitech for \$2,478.87 (Reserve Funds).
- Ad-Hoc PRO Neighborhoods Grant Committee – The motion **passed** to dissolve the PRO Neighborhoods Grant Committee, effective March 18, 2008.
- Villas West Advocates – The motion **passed** to disband the “Advocates” and approve a new committee, the Villas West Neighborhood Committee.
- Fines – The motion **passed** to amend the Villas West Rules and Regulations and increase fines to \$50.00 first fine, second violation of the same rule or regulation \$100.00 and third violation of the same rule or regulation \$200.00. **Opposed:** Margaret Glaser.
- Recycling – **Agenda item:** April 1 Briefing.
- Committee Chair Appointments – The President has appointed Suzy Jenks as chairperson of the Architectural, Grounds and Maintenance committees. More chairs to be announced at President's discretion.
- Rule #19 – The motion **passed** to revise the second paragraph of Rule #19 to allow painting of back porch with approved paint and color and new carpeting will no longer be allowed.

8. Manager's Recap – as stated

9. Announcements –

Board of Directors Briefing -Tuesday, April 1, 2008, 9:30AM,

First American Title

Closed Executive Board Meeting, Tuesday, April 1, 2008, following the Board Briefing – General Managers Performance Review

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

Board of Directors Meeting – April 15, 2008, 9:30AM at 1st American Title

10. Homeowner Comments

11. Adjournment – The meeting was adjourned at 11:15AM.

Respectfully submitted,
Carol Cota, Recording Secretary

Donald Batchelder

President

Date