

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
May 17, 2011**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, May 17, 2011, 9:30AM.

Present: Betty Baker, Crystal Powers, R.B. Bristol, Jim Sullivan and Beverly Hebib

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 was adopted as presented.

4. Minutes- The Board moved to approve the minutes of the March 15, 2011 Emergency Board Meeting on April 11, 2011. Motion made by R.B. Bristol, Seconded by Cristal Powers. Motion **passed** unanimously.

5. Treasurer's Report

Treasurer Ralph Bristol reported on the end year budget report February 2011. Jim Sullivan made a motion to approve the end year budget report February 2011, seconded by Crystal Powers. Motion **passed** unanimously.

6. President's Report

No Report

7. First Overview

Daryl Larson, GM, updated residents about the ongoing 3 liens with the attorney. Villas West will receive 10,368.93 for two of the three liens within the next few weeks. The Maintenance staff started the summer projects with the installation of pagoda lights.

8. Committee Reports

- Architectural – Beverly Hebib

No report

RB Bristol made a motion to approve 15 Architectural applications Seconded by Jim Sullivan. Motion **passed** unanimously.

- Budget & Finance- R.B. Bristol

No Report

- Documents- Crystal Powers

Chairperson Crystal Powers informed the residents that the Documents Committee has been working on the Rules & Regulations with the Attorney to add new laws and or changes to the existing laws. Documents Committee is working to make Rules & Regulations reasonable, legal and enforceable.

- **Grounds- Jim Sullivan**
Chairperson Jim Sullivan informed the residents the Master Plan will continue for the grounds to enhance the Villas West appearance. Jim Sullivan made a motion to put 7 Grounds application on hold, 6 denied and 6 approved seconded by R.B. Bristol. Motion **passed** unanimously.
- **Maintenance-Crystal Powers**
Chairperson Crystal Powers informed the residents that Maintenance already started the summer project installation of the pagoda lights. RB Bristol made a motion to accept Maintenance report as presented, seconded by Jim Sullivan. Motion **passed** unanimously.
- **Social Activities-Betty Baker**
President Betty Baker informed the residents the Appetizer party was a success; the Oktoberfest party is coming up next.

10. New Business

Tierra Town Home contract maint. agreement– Jim Sullivan made a motion to accept The Tierra Town Home contract maint.agreement as proposed in from our Attorney’s letter, seconded by R.B. Bristol. Motion **Passed** 4 to 1.

Ad Hoc Committee–R.B. Bristol made a motion that the President be charged with forming an Ad Hoc Committee to concern itself with the responsibility of landlords who rent any property in Villas West. The committee investigation would include but not be limited to determine the eligibility of potential renters to occupied a villa in Villas West. The committee should also investigate the feasibility of changing the Villas West Rules & Regulations for enforcement in this area, seconded by Crystal Powers. Motion **passed** unanimously.

11. Adjournment – The meeting was adjourned at 10:54 AM.


Announcements

(note: The next **Fun-In-The-Sun** will be held in October 2011)

Office Closed– Monday, May 30, 2011, in observance of Memorial Day

Board Meeting – Tuesday, July 19, 2011 9:30 AM at 1st American Title

Respectfully submitted,
Jessie Gortari, Recording Secretary



Jim Sullivan, Secretary

7/19/11

Date