

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
January 18, 2011**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, January 18, 2011, 9:30AM.

Present: Ralph Huesing, Betty Baker, Crystal Powers, R.B. Bristol and Jim Sullivan

**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-** Be it moved to approve the minutes of the December 14, 2010 regular Board Meeting; Executive Committee Sessions on December 14/16, 2010; and the Work Session on January 11, 2011. Motion made by Ralph Bristol, Seconded by Jim Sullivan. Motion **passed** unanimously

**5. Treasurer's Report**

Treasurer Ralph Bristol reported that the deposits to the Reserve Fund will be increased. The plan is to put \$356,000 under the proposed budget into the Reserve Fund for next year; that's an increase of \$82,000 over the amount on the prior balance. Be it moved to approved the Treasurer's Report and the \$5 increase for the monthly assessment fee. Motion made by Ralph Bristol, Seconded by Crystal Powers. Motion **passed** unanimously.

**6. President's Report**

No Report

**7. First Overview**

Daryl Larson, the general manager informed the residents that he met with the Green Valley Fire Department Deputy Marshall and also a Legal Counsel and gave permission for Villas West to chain the entrance behind the Penasco Park to prevent cars from the Townhouses to access Villas West.

**8. Committee Reports**

- Architectural – (Jim Sullivan)  
Be it moved to approve 3 Architectural applications and 1 on hold. Motion made by Crystal Powers, Seconded by Ralph Bistol. Motion **passed** unanimously.
- Budget & Finance- R.B. Bristol  
No Report
- Documents- Ralph Huesing  
President Ralph Huesing informed the residents the importance of voting for two Board of Directors and for the By-Laws Revision. In addition the Attorney Wendy Ehrlich will provide a rough draft of a possible revision to the Rules and Regulations. This will be followed by a review by the Documents Committee before submitting it to the Board for a vote.

- Grounds- Ralph Huesing  
President Ralph Huesing informed the residents that the shrubs and the trees have been trimmed.
- Maintenance-Crystal Powers  
Chairperson Crystal Powers gave a report of the maintenance work orders that have been completed.
- Social Activities-Betty Baker  
Chairperson Betty Baker apologized to residents for the cancelation of the Fun-In-The-Sun in December 2010 due to the weather forecast. She also reminded the residents that the St. Patrick's Day Party is coming up on March 17, 2011.

**10. New Business**

**Adoption of 2011 Budget/Forecast-** Be it moved to approve the 2011 Budget/Forecast.  
Motion made by Ralph Bristol, Seconded by Jim Sullivan. Motion **passed** unanimously.

**11. Adjournment** – The meeting was adjourned at 10:37 AM.

**Announcements**

**Fun-In-The-Sun** – Thursday, January 13, 2011 10:00 AM at Penasco Park

**Board Meeting** – January 18, 2011, 9:30AM at First American Title

**Annual Meeting** – Wednesday, February 9, 2011, 9:00AM Registration at the West Center

Respectfully submitted,  
Jessie Gortari, Recording Secretary

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Jim Sullivan, Secretary

Date