

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
July 19, 2011**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, July 19, 2011, 9:30AM.

Present: Betty Baker, Jim Sullivan, Beverly Hebib, Crystal Powers (Conference Call), and R.B. 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 was adopted as presented.

4. Minutes- The Board moved to approve the minutes of the Board meeting on May 17, 2011.

Motion made by Jim Sullivan, Seconded by Cristal Powers. Motion **passed** unanimously.

5. Treasurer's Report

The May 2011 budget report was presented by Secretary Jim Sullivan on behalf of R.B. Bristol. Jim Sullivan made a motion to approve the May 2011 budget report, seconded by Beverly Hebib. Motion **passed** unanimously.

6. President's Report

No Report

7. First Overview

Daryl Larson, GM, updated residents about the ongoing liens with the attorney. Villas West received \$10,560 from one of the foreclosures.

8. Committee Reports

- Architectural – Beverly Hebib

No report

Jim Sullivan made a motion to approve 2 Architectural applications Seconded by Beverly Hebib. Motion **passed** unanimously.

- Budget & Finance- Jim Sullivan on behalf of R.B. Bristol

No Report

- Documents- Crystal Powers

Chairperson Crystal Powers informed the residents that the Documents Committee has finalized the Rules & Regulations with the help of our Attorney Wendy Ehrlich.

Rules & Regulations are now in compliance with the Federal, State, and County laws.

Jim Sullivan made a motion to approve the finalized Rules & Regulations that are now in compliance with the Federal, State, and County laws Seconded by Beverly Hebib.

Motion **passed** unanimously.

- Grounds- Jim Sullivan
Betty Baker made a motion to put 1 Grounds application on hold, 1 approved seconded by Jim Sullivan. Motion **passed** unanimously.
- Maintenance-Crystal Powers
Betty Baker made a motion to accept the Maintenance report as presented seconded by Jim Sullivan. Motion **passed** unanimously.
- Social Activities-Betty Baker
President Betty Baker informed the residents the Octoberfest party is coming up next on October 15, 2011. Fun-In-The-Sun will be on October 13, 2011. Jim Sullivan made a motion to accept the Social Activity's report as presented seconded by Crystal Powers. Motion **passed** unanimously.

10. New Business

Approval on Tierra Town Home road maintenance agreement contract

Jim Sullivan made a motion to approve the Tierra Town Home road maintenance contract revised agreement by the Attorney; seconded by Crystal Powers.

Motion **passed** unanimously.

Adoption & Approval of the revised Rules and Regulations -Jim Sullivan made a motion to approve the finalized Rules & Regulations that are now in compliance with the Federal, State, and County laws Seconded by Betty Baker.

Motion **passed** unanimously.

Insurance Issues – The Board of Directors discussed a recent water flood claim which the Association paid the \$10,000 deductible.

Reduction of association deductible – Crystal Powers made a motion to accept the Reduction of Association Deductible from \$10, 000 to \$5,000 seconded by Betty Baker. Motion **passed** unanimously.

Insurance deductible policy – Beverly Hebib made a motion to allow our attorney to draft an insurance deductible policy, Betty Baker seconded the motion.

Motion **passed** unanimously.

11. Adjournment – The meeting was adjourned at 10:18 AM.

Announcements

(note: The next **Fun-In-The-Sun** will be held in October 13, 2011)

Office Closed– Monday, September 5, 2011, in observance of Labor Day

Board Meeting – Tuesday, October 18, 2011 9:30 AM at 1st American Title

Oktoberfest Party-Saturday, October 15, 2011 Penasco Park

Respectfully submitted,
Jessie Gortari, Recording Secretary

Jim Sullivan, Secretary

Date