

**MINUTES OF THE BOARD OF DIRECTORS MEETING
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
March 15, 2011**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, March 15, 2011, 9:30AM.

Present: Ralph Huesing, Betty Baker, Ralph , R.B. Bristol, Jim Sullivan. (Beverly Hebib 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 January 18, 2011 regular Board Meeting; Executive Committee Sessions on January 22, 2011, February 7, 2011, and February 23, 2011; and the Informational meeting for the Board on March 10, 2011.

Motion made by Betty Baker, Seconded by Jim Sullivan. Motion **passed** unanimously.

5. Treasurer's Report

Treasurer Ralph Bristol reported on the January 2011 financials.

Jim Sullivan made a motion to approve the January 2011 financials, seconded by Betty Baker. Motion **passed** unanimously.

6. President's Report

No Report

7. First Overview

Daryl Larson GM updated residents about the on going 3 leans with the attorney. Villas West should receive settlement for over \$19,000 from these leans from the attorney in the Next 60-90 days. Olive tree spray for the common areas will be contracted out this year, the inside patio areas remain the same at \$45 to owners for spraying. Painting project will start on

Monday, March 21, 2011 at the east side of Sarta by the pool.

8. Committee Reports

- Architectural – Beverly Hebib

No report

RB Bristol made a motion to approve 6 Architectural applications 2 pre-approved Seconded by Jim Sullivan. Motion **passed** unanimously.

- Budget & Finance- R.B. Bristol

No Report

- Documents- Ralph Huesing

President Ralph Huesing informed the residents about the revision of the Rules and Regulations that need to be in compliance with the CC&R's to enforce the rules accordantly.

- **Grounds- Ralph Huesing**
President Ralph Huesing informed the residents about the master plans for the grounds to enhance the Villas West appearance presented by Vera Anderson a member of the grounds committee. RB Bristol made a motion to put 3 Grounds application on hold, seconded by Jim Sullivan. Motion **passed** unanimously.
- **Maintenance-Jim Sullivan**
Chairperson Jim Sullivan informed the residents that the 2011 summer projects are scheduled; to replace 55 garbage can; repairing sidewalks; installation of pagoda lights; repairing utility shed and electrical boxes; repair dry rot from porch beam and to seal the bricks. RB Bristol made a motion to approve 3 Maintenance applications, seconded by Jim Sullivan. Motion **passed** unanimously.
- **Social Activities-Betty Baker**
Chairperson Betty Baker informed the residents about the coming social event St. Patrick's day party this Thursday, March 17, 2011.

10. New Business

First Phase of Master Plan for the grounds – RB Bristol made a motion to adopt the first phase of Master Plan for the grounds as recommended, seconded by Betty Baker. Motion **passed** unanimously.

Bids for termite control-RB Bristol made a motion to authorized Daryl Larson GM to get bids to proceed with termite control, seconded by Jim Sullivan. Motion **passed** unanimously.

11. Adjournment – The meeting was adjourned at 10:27 AM.

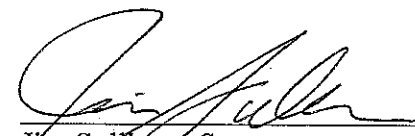
Announcements

St. Patick's Day Paty-Thursday, March 17, 2011, 2:00p.m. at Penasco Park

Board Meeting – Tuesday, April 12, 2011, 9:30AM at First American Title

Fun-In-The-Sun – Thursday, April 14, 2011 10:00 AM at Penasco Park

Respectfully submitted,
Jessie Gortari, Recording Secretary


Jim Sullivan, Secretary

5/17/11
Date