

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
November 9, 2010**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at First American Title, November 9, 2010, 9:30AM.

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

**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 October 12, 2010 regular Board Meeting; Executive Committee Sessions on August 30, 2010, October 12, 2010, and October 25, 2010. Motion made by Crystal Powers, Seconded by Betty Baker. Motion **passed** unanimously

**5. Treasurer's Report**

Treasurer Ralph Bristol reported that the expenses from the Operating Budget indicate that expenses have exceeded the budgeted amount.

Be it moved to accept the Treasurer's Report as presented. Motion made by Jim Sullivan; seconded by Crystal Powers. Motion **passed** unanimously.

**6. President's Report**

President Ralph Huesing informed the residents that he wants to conduct a work session along with the Board Members to review the Reserve Study recommendations for work to be done in 2011.

**7. First Overview**

Daryl Larson – No Report

**8. Committee Reports**

- Architectural – (Jim Sullivan)  
Be it moved to approve 1 Architectural application. Motion made by Crystal Powers; seconded by Ralph Bristol. Motion **passed** unanimously.
- Budget & Finance- R.B. Bristol  
Treasurer Ralph Bristol informed the residents that the current amount of money placed into the reserve fund is not sufficient to meet the future needs of Villas West as stated In the Reserve Study.
- Documents- Ralph Huesing  
Be it moved to direct Wendy Ehrlich, attorney, to make an additional change in the proposed amended Bylaws from requiring a minimum of nine (9) Board Meetings annually to a minimum of five (5) Board Meetings annually. Motion made by Jim Sullivan; Seconded Ralph Bristol. Motion **passed** unanimously.
- Grounds- Ralph Huesing

Be it moved to approve Grounds application #2 and deny Grounds application #1.  
Motion made by Betty Baker, Seconded by Jim Sullivan. Motion **passed** unanimously.

- **Maintenance-Crystal Powers**

Chairperson Crystal Powers informed the residents about the accomplishments the maintenance staff has completed since the previous October 12, 2010 Board Meeting.

Be it moved to approve 2 Maintenance applications. Motion made by Crystal Powers, Seconded by Ralph Bristol. Motion **passed** unanimously.

- **Social Activities-Betty Baker**

Chairperson Betty Baker informed the residents that the Craft Fair was a success. She also reminded them that there will be the following social events held at Penasco Park; November 11 – Fun-In-The-Sun, the November 20 event – Semi-Annual Patio Sale; and December 11 – Christmas Party.

**9. Ad Hoc Committee – Ralph Huesing**

**Lighting** – President Huesing reported that the Lighting Committee members completed the survey of the first street to search for dark areas to light.

**10. New Business**

**Street Maintenance/Repair** – Be it moved to direct Daryl Larson, general manager, to create specifications to obtain bids for street repair in five locations on Paseo Tierra and Paseo Sarta. Motion made by Ralph Bristol; seconded by Crystal Powers.  
Motion **passed** unanimously.

**Review of Rules and Regulations** – President Huesing informed the residents that he asked Betty Baker and Crystal Powers to review the Rules and Regulations to report any changes that might be considered for change.

**10. Adjournment** – The meeting was adjourned at 10:24AM.

**Announcements**

**Fun-In-The-Sun** – Thursday, November 11, 2010 10:00 AM at Penasco Park

**Semi-Annual Patio Sale** – Saturday, November 20, 2010, 8:00 AM – 2:00PM

**Office Closed** – November 25 & 26, 2010, due to Thanksgiving

**Christmas Party**– December 11, 2010, 2:00 to 5:00PM at Penasco park

**Board Meeting** – December 14, 2010, 9:30AM at First American Title

Respectfully submitted,

Jessie Gortari, Recording Secretary

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Jim Sullivan, Secretary

Date