

Villas West HOA BOARD OF DIRECTORS MEETING

OCTOBER 12, 2021

PRESIDENT'S MESSAGE

Good morning and welcome back to our Members and the Board. Thank you all for attending today's virtual Board Meeting via ZOOM. It's been an eventful 6 months since our last Open Meeting, and I'll update you on some of the happenings around Villas West.

You'll notice some new faces on the Board. We lost 3 Board members over the summer as two board members moved from Villas West and one member stepped down. New Board members are Lou Kifer (Secretary), Kermit Ketchum (Treasurer), and Lila Szedlus (Member-at-Large). They have been extremely helpful and productive in the brief time they've been with us – welcome and thank you all. This also gives me the opportunity to mention that there are two Board Members whose terms expire in February 2022, and I invite any of you who are interested to consider running for the Board this year. Applications are available in the office and on-line at the villaswest.org website.

The Villas West Board is also pleased to announce the selection of Dorothy Gates as the new General Manager of Villas West HOA. She brings many positive qualities to the office, including integrity, interpersonal skills, knowledge of our Rules and Regulations, and a strong familiarity with our software system. Welcome aboard, Dorothy!

We have also contracted with Epic Business Solutions, a local Green Valley CPA firm, to manage our bookkeeping services. This will provide us with professional services at a 45% savings over hiring an in office bookkeeper.

The weather was not kind to us this summer. After enduring a record heatwave in June and early July, which resulted in replacing 75 HVAC units, we had the third highest rainfall on record in Tucson during the Monsoon season (17.5 inches of rain in Green Valley). Roofs were being repaired as quickly as the weather allowed, with 47 roofs repaired through September 9, 2021.

On May 13th, I started a series of "Listening Sessions" with Members as well as tenants to become more familiar with our residents and hear their concerns and questions. I would like to thank the 14 residents who came in to talk to me from May through September. I enjoyed seeing some fresh faces as well as some familiar ones. I am discontinuing these scheduled sessions, but if you'd like to meet with me or any Board member, please contact the office and they can arrange an appointment time.

Thank you all for your patience as we "weathered the storms" through the summer. We are all looking forward to the future for Villas West.

Chris Fisher - President