

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS VILLAS WEST  
CONDOMINIUM ASSOCIATION ON JAN. 9, 2018 @ 9:30AM

The regular scheduled meeting of the Board of Directors Villas West was held at Green Valley Mall Conference Room #13, GV, AZ. Officers present were President Paul Vitale, Vice President Jim Sullivan, Treasurer, Marlene Becker, Secretary Cheryl Ross, Director Lila Szedlus, and Interim General Manager Jim Becker.

President Paul Vitale called the meeting to order at 9:35AM and thanked the attendees for coming, followed by Roll Call.

A motion was passed unanimously to Adopt the Agenda.

Interim General Manager Jim Becker presented his Manager Report. He mentioned the progress with the work that the Landscaping crew has had. Several Maintenance Projects that are in process. More pool furniture for 2018. The continuation of the removal of Eucalyptus trees. The new laundry equipment in all laundry facilities. Installing the memorial plaque dedicated to Adrian Askeland.

A motion was passed unanimously to approve the minutes of Nov 14, 2017 general meeting.  
A motion was passed unanimously to approve the Treasurer's Report given by Marlene Becker.

The Architectural Committee Report was given by President Paul Vitale, which included 17 approval requests and 2 denials.

There was nothing to report for the Budget and Finance stated Marlene Becker.  
There was nothing to report for the Documents Report stated Lila Szedlus.

The Grounds Report was given by Secretary Cheryl Ross with 14 approval requests and 1 denial.

The Maintenance Report was given by Vice President Jim Sullivan, mentioning that the crew had performed a total of 495 work orders. With 61 Heating and Cooling, and 35 Sewers. This was from 11-1-17 to 12-31-17.

The Social Activities Report was given by Lila Szedlus. She remarked on the Christmas Party attendance. The awards that will be given out at the upcoming Fun in the Sun gathering for the homeowners that decorated their villas for Christmas. Next year's Christmas Party will be held Dec. 15 at the American Legion on Duval Mine Road.

New Business: Interim General Manager Jim Becker discussed the proposal of the Titan Trash. Saving Villas West approximately \$20,000.00 per year.

A representative from the US Postal Service spoke to the attendees regarding the proposal of Mail Box Centers. Not all in attendance is in favor of this proposal.

There was discussion regarding the forming of the Reserve Study Plan, which may cost the Villas \$19,000.00.

Attendee Bruce McLeod spoke regarding several violations within Villas West that should be addressed by the Board of Directors. Some of the violations included owners and renters with no parking stickers, patio violations and homeowners that are renting to people for less than 30 days. The board will discuss and form committees to follow up on these violations.

Old Business: The placing of the memorial plaque for Adrian Askeland.

Unit Owner Input: Several homeowners had an opportunity to ask questions about a variety of issues.

The Meeting Recap was given by Secretary Cheryl Ross.

Meeting adjourned at 11:15AM after President Paul Vitale mentioned the ongoing quest to hire our new General Manager.

Respectfully Submitted,

Secretary Cheryl Ross