

MINUTES OF THE BOARD OF DIRECTORS
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
October 9, 2018

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at Green Valley Mall Conference Room at 9:30 AM on October 9, 2018

Present: Jim Sullivan (President), Jim Becker (Treasurer), Marlene Becker (Secretary), Also in attendance was Cathy Russell, General Manager

A. Call to Order, Roll Call, and Establish Quorum

The meeting was called to order by Jim Sullivan at 9:30AM and determined a quorum was present. Directors Andy Szedlus and Lila Szedlus were not present.

B. President's Welcome

Jim Sullivan welcomed members and thanked them for their attendance, and the Pledge of Allegiance was recited.

C. Adoption of the Agenda

The motion passed unanimously to adopt the agenda for the meeting

D. Manager's Report

General Manager Cathy Russell presented her report. She reported on various issues and projects that were in process including maintenance of roofs, HVAC units and Pool Equipment Upgrades. Also, the completion of repairing long term issues with lighting and electrical. A major announcement was the appointment of Marcos Contreras as General Foreman over the entire maintenance and grounds crew. All employees working on the property have been given identifiable shirts and an ID badge.

E. Approval of Minutes

The motion passed unanimously to approve the minutes of the April 10, 2018 Regular Meeting and the Executive Sessions of May 25, 2018, June 13, 2018, June 19, 2018 and October 5, 2018.

F. Treasurer's Report

Jim Becker presented the report on the August 2018 Financial Report. A motion was unanimously passed to approve the Treasurer's Report.

G. Committee Reports

- **Architectural** – Jim Becker presented the Architectural Requests for approval – 46 requests were approved. The report was unanimously approved.
- **Budget and Finance Committee** – Jim Becker presented the status and direction of the Budget Committee. The report was unanimously approved.
- **Documents** – Jim Becker presented the Committee Report – The C.C.&R. Section 5.1 was presented for clarification. Basically the Article states that roofs leak created by weather that the homeowner is responsible for the interior damage.
- **Grounds Committee** – Jim Sullivan presented the Grounds Committee report. 18 requests were approved 10 were denied and one is still pending investigation. The report was unanimously approved.
- **Maintenance Committee** – Jim Becker, on behalf of Andy Szedlus, reported on work orders from April 1, 2018 to current. The report was unanimously approved.