

**MINUTES OF THE BOARD OF DIRECTORS**  
**GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION**  
**January 8, 2019**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held at Green Valley Villas West at 9:30 AM on January 8, 2019

Present: Andy Szedlus (Vice President), Jim Becker (Treasurer), Marlene Becker (Secretary), and Lila Szedlus (Director). President Jim Sullivan was not in attendance. 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 Becker at 9:37AM and determined a quorum was present.

**B. President's Welcome**

Jim Becker 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 and inspecting of roofs. Also, Valentine Plumbing has been on sight inspecting the sewer system. 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 October 9, 2018 Regular Meeting.

**F. Treasurer's Report**

Jim Becker presented the report on the November 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 – 14 requests were approved and one request was put on hold. The report was unanimously approved.
- **Budget and Finance Committee** – Jim Becker presented the committee report on the 2019 budget.
- **Documents** – Lila Szedlus presented the Committee Report – She reported that several informational documents were being updated and the committee would be working on those documents.
- **Grounds Committee** – Jim Becker presented the Grounds Committee report for Jim Sullivan. Three requests were approved. The report was unanimously approved.
- **Maintenance Committee** – Andy Szedlus, reported on Roof Consulting proposals and the direction of the maintenance committee.
- **Social Activities** – Lila Szedlus reported on Social Activities. Social activities including the success of Christmas Party and the Christmas light contest and the Fun In the Sun.

#### **H. Old Business**

- **A motion was passed to accept Red Mountain Roofing as a consultant for the Inspection of Villa's West roofs.**
- **A motion was passed to table the discussion and decision to upgrade the Villas West Banking process.**
- **A motion was passed to table a decision on a Sewer Improvement Plan.**

#### **I. New Business**

- **There was no New Business.**

#### **J. Unit Owner Input**

Unit owners were given the opportunity to ask questions or express opinions on various issues. Some of the input addressed roof leaks and general conditions of Villas West, problems with recycle, pet control, and a need for better communications. All unit owners' issues were noted and will be addressed by management and the Board.

#### **K. Adjournment**

The meeting was adjourned at 11:10 AM.

Recorded by and Respectfully submitted,

Marlene Becker  
Secretary