

VILLAS WEST CONDOMINIUM ASSOCIATION
REGULAR MEETING MINUTES MARCH 10, 2020

CALL TO ORDER/PLEDGE OF ALLEGIANCE: Meeting called to order at 9:31 a.m.

A. PRESIDENTS WELCOME: J. Becker welcomed newly elected Maureen Fry to the board. He also thanked Lila Szedlus for her years of service to the Villas West community. New General Manager J.D. Sotelo was introduced and welcomed.

B. ROLL CALL: With all board members present a quorum is established, with approximately 60+ members in attendance.

C. ADOPTION OF AGENDA: It was moved, seconded and unanimously carried to adopt the agenda as written.

D. MINUTES: It was moved, seconded to adopt minutes of January 14th regular meeting, February 11th organizational meeting, March 3rd and 5th executive meetings; No discussion, unanimously carried.

E. MANAGERS REPORT: No report from new General Manager. J. Becker reported that with 55 year old buildings there has been catching up to be done on roofs, sewer lines and preventative maintenance. New phone and computer systems have been installed in the office and the board is working on rebuilding the reserve funds. The main goal is maintaining property values. He also commended the new office staff for their work despite some verbal incidents towards them recently.

F. TREASURERS REPORT: See attachments. C. Fisher stated that reserve funds are in FDIC safe accounts and should not be directly effected by stock market changes. He then answered questions from the floor. It was moved, seconded and unanimously carried to accept the report as given.

G. COMMITTEE REPORTS

1. Architectural: J. Becker reported 11 new requests were approved. Pending requests will be approved in the upcoming weeks.

2. Budget/Finance: no report

3. Communications/Documents: M. Meister reported that updates to website, rules/regs, owner survey have been done. She thanked Barb Fisher for her help and commitment. All documents will be available in the business office.

4. Grounds: M. Fry thanked everyone for supporting her in the election. She reported five requests with one approval and four approved with modifications. She and her committee will be walking the grounds frequently with critical eyes. They will also work with master gardeners with the goal of increasing beautification as well as property value of the area. She asked homeowners to help her identify leaking irrigation systems to the office for repair and to save water, and that homeowners with OLIVE TREES on their property, or in immediate common grounds, that they call the office and identify where the trees are located.

5. Maintenance: There were 326 work orders. Committee met March 5th and will meet again April 3rd at 9:00 a.m. at the north Sarta pool. Roof replacements are ongoing, phase two of the resurfacing project will take place late spring on Quinta, Pena and La Canada and that owners who leave cars year round need to park elsewhere for the duration. Building repainting is being done on outside contract and is a seven year cycle with 26 buildings per year.

6. Social Activities: L. Szedlus reported that Fun in the Sun will be March 12th and April 9th from 9-11 a.m. **St. Patrick's Day lunch was going to be March 17, but has since been cancelled.** The patio sale is March 28th from 8-12 noon.

7. Compliance: This is a newly appointed AdHoc committee to review parking permits and complaints; investigate units being rented under the 30 day requirement and common areas encroachment by owners. 200 parking permits have been issued, letters sent to owners regarding parking in visitors spaces and violators will be towed. Forms are on the website. After discussion it was moved to approve committee reports as given, unanimously carried.

H. OLD BUSINESS: None.

I. NEW BUSINESS:

1. Confirm T&R Iron Works bid for new pool gates. It was moved to accept the bid for new pool gates at \$11,200, seconded. After discussion motion carries. It was noted that all pool/laundry room locks will be changed and owners notified.

2. Fine Schedule has been established, see attached. It was moved and seconded to adopt the fine schedule to be included in the rules and regulations. After discussion motion unanimously carried.

3. Approval of committee members: With one change it was moved, seconded and unanimously carried to approve. See attachment.

4. Olive Tree spraying: It was noted that since Villas West has their own spraying equipment that all olive trees whether in common area or on patios will be sprayed at no cost to owners. Please contact the office at 520-393-7891 to help identify olive trees in and around your property.

J. ADJOURNMENT: Next regular meeting will be April 14th, at Friends in Deed. It was moved, seconded and carried to adjourn at 10:46 a.m.

Respectfully submitted by,

Maureen Fry, Secretary
MF/dp