

**MINUTES OF THE BOARD OF DIRECTORS  
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION  
March 9, 2021**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held via Zoom at 9:30 a.m. on March 9th, 2021 due to Covid 19 Pandemic.

Present: Jim Becker (President), Tim Schaid (Vice-President), Chris Fisher (Treasurer), and Marcella Erler (Secretary). Charles Wallace (Director) was absent. Also, in attendance was JD Sotelo, General Manager. All attendees were present via zoom.

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

The meeting was called to order by Jim Becker at 9:35AM and determined a quorum of four directors were present with one absent director, Charles Wallace.

**B. President's Welcome**

Jim Becker welcomed members and thanked them for their attendance and thanked the attendees agreeing to meet virtually.

**C. Adoption of the Agenda**

A motion by Tim Schaid and seconded by Chris Fisher to adopt the amended agenda was unanimously approved.

**D. Manager's Report**

JD Sotelo reported that the Yard Sale is scheduled for March 20<sup>th</sup>, 2021. Emails have been sent out reminding homeowners to move their vehicles for road work scheduled for July 7<sup>th</sup> and 8<sup>th</sup> on Tierra and Sarta.

**E. Approval of Minutes**

A motion by Chris Fisher and seconded by Tim Schaid to approve the minutes of the March 9, 2021 Regular Meeting was passed unanimously.

**F. Treasurer's Report**

Chris presented the March 2021 Financial Report. Chris reported Operating Income of Approximately \$206,223 and a net decrease in Reserve Funds of about \$173,548. A motion by Tim Schaid and seconded by Marcella Erler to approve the Treasurer's Report. The motion carried unanimously.

**G. Committee Reports**

- **Architectural** – Jim Becker presented the Architectural Requests for approval – 20 requests were approved and one cancelled. A motion from Jim Becker and a second by Tim Schaid was unanimously approved.
- **Budget and Finance Committee** – Chris Fisher – Chris reported the Budget Committee did not meet since the last Board Meeting.
- **Communication and Documents** – Chuck Wallace report was presented by Jim Becker that the Documents Committee would be reviewing all governing documents to assure consistency.
- **Grounds Committee** – Marcella Erler's Ground report approved 16 request and 9 temporarily put on hold for Aprils planting schedule.
- **Maintenance Committee** – Tim Schaid reported about ongoing Maintenance issues. Tim acknowledged new members to his Maintenance Committee.
- **Social Activities** –Lila Szedlus reported on Social Activities. "Fun in the Sun" is being discussed for April.

- **Compliance Committee** – Chris Fisher reported on Compliance activities for Chuck Wallace there were 29 parking violations. Because of Covid-19 the Compliance Committee has been some what inactive. The Committee will be starting to be more active now.

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

- **Centralized Mailboxes.** – The Board determined to table a decision on this project for more detail and options. Meeting is planned with United States Postal Service. Jim Becker Colleen Hay and JD Sotelo will assist the meeting for the end of March.

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

- **Eliminate two of the four 4-way STOP signs on Penasco and Quinta.**  
After some discussion, it was determined by the Board to not make any changes at this time.
- **Pool Furniture placement has been approved for tables, chairs and loungers.**
- **Speed Bumps have been discussed and JD reported the upkeep is too expensive.**

**J. Adjournment** - The Business meeting was adjourned at 11:20 AM

#### **K. Unit Owner Input**

Homeowners s were given the opportunity to ask questions or express opinions on various issues.

Recorded by and Respectfully submitted by,  
Marcella Erler, Secretary