

## MINUTES OF THE BOARD OF DIRECTORS

### GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION – November 9th, 2021

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

**Present:** Chris Fisher (President), Tim Schaid (Vice-President), Kermit Ketchum (Treasurer), Lou Kifer (Secretary), and Lila Szedlus (Director). Also, in attendance was Dorothy Gates, General Manager for Villas West. All attendees were present via Zoom. There were forty-two residents who engaged in the Zoom meeting.

**A. Call to Order, Roll Call, and Establish Quorum** The meeting was called to order by Chris Fisher at 9:35AM and a quorum of five directors were present.

**B. Adoption of the Agenda:** A motion by Tim Schaid and seconded by Kermit Ketchum to adopt the agenda was unanimously approved.

**C. Approval of Minutes:** A motion was made by Lila Szedlus and seconded by Tim Schaid to approve the minutes of October 5, 2021, a Regular Board Meeting, and the minutes from the Executive Meeting on November 8, 2021, Lila Szedlus moved, and Kermit Ketchum seconded the approval of these minutes, and both passed unanimously.

**D. Manager's Report:** Dorothy Gates reported that the seeding is finished, and landscaping is underway. Tierra and Sarta will be fog sealed. She reminded residents that the pool key is also the recycling key. The new roofing company will be doing roofs on November 30<sup>th</sup> and December 6<sup>th</sup>. Painting and landscaping contractors are being interviewed. HVAC units are being inspected.

**E. Presidents Report** – Chris Fisher stated that this is hopefully our last Zoom meeting. The next board meetings will be on Wednesday because of scheduling at Friends in Deed and the Annual Meeting will be at Desert Hills Auditorium this year. He announced that Villas West has been chosen as a recipient of the National Heritage Award which should elevate the value of our community. Chris invited residents to volunteer for all committees and put in applications for board membership. Things get solved when you get involved.

**F. Treasurer's Report:** Kermit Ketchum presented the following financial report

#### **Operating Account as of September 30, 2021**

Operating Income - \$1,385,735.95

Operating Expenses - \$1,373,454.09

Operating net income/loss \$12,281.86

#### **Reserve Account (Major Maintenance Fund)**

Reserve Income (Interest, Gain/loss on investments, Contributions) – \$351,686.64

Reserve Expense – (\$851,533.34)

Net Reserve Income- (\$499,846.70)

Net Income (Operating + Reserve) (\$487,564.84)

**Reserve Portfolio Summary (September 30, 2021)** – Opening Value (1/1/21) - \$1,501,734.60

Cash Withdrawn - \$520,757.00

Change in Value - (\$6,243.00)

Estimated Accrued Interest - \$2,641.70

Closing Value - \$977,576.30

A motion was made by Kermit Ketchum and seconded by Lou Kifer to approve the Treasurer's Report. The motion carried unanimously.

#### **G. Committee Reports:**

- **Architectural** – Chris Fisher presented one Architectural Request for approval for window replacement. A motion from Lila Szedlus and a second by Tim Schaid was unanimously approved.
- **Budget and Finance Committee** – Discussed at length the need to raise HOA fees. A decision was made to raise fees \$15 a month starting January 1, 2022.
- **Communication and Documents** – Chris Fisher stated that the Communication Committee did not meet in October and that in November they will be busy compiling the Annual Packet
- **Grounds Committee** – Lou Kifer reported that the cactus garden is fertilized, grubbed, and watered. The committee will resume care in March 2022. Circles are nearly completed with new plants propagating over the winter.
- **Maintenance Committee** – Tim Schaid reported that the Maintenance Committee met on November 2, 2021. Tim mentioned that we have replaced 0 roofs, repaired 47, and repaired 10 scuppers. We still do not have a contract with any roofing company. Painted buildings are 27 and there is no current painting contractor. Parking stalls will be striped after the work is fog sealing is completed. Re-stenciling of the parking stall numbers on the curbs has been put on hold due to budget constraints. Dorothy will be implementing a new preventative maintenance plan.
- **Social Activities Committee** –Lila Szedlus reported that Fun in the Sun would resume on Thursday November 11<sup>th</sup>, the Patio Sales will be held this weekend on both Saturday and Sunday and that the Christmas Party is on hold because of staffing at the
- **Compliance Committee**—Jim Crooks thanked Chris Fisher for his service. He encouraged everyone to read and understand the Rules and Regulations for owners in Villas West. He reminded owners that they are responsible and obligated to inform their renters to follow these rules.

#### **H. Old Business** – None

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

- Approval of the 2022 Budget. Motion by Tim Schaid to accept the 2022 amended Budget and a second by Chris Fisher. Passed unanimously.
- Confirmation of Jim Crooks for the Compliance Committee. Motion by Tim Schaid and seconded by Chris Fisher, motion passed unanimously
- Discussion about hiring a landscaping company
- Discussion of hiring a new painting contractor

#### **J. Adjournment of Business Meeting**

Motion by Tim Schaid and seconded by Chris Fisher, unanimous approval.

#### **K. Owner Input** Items concerning the budget and the mailbox survey

Respectfully submitted: Lou Kifer, Secretary

**DATES TO REMEMBER –January 12, 2021, Wednesday    Next Board Meeting at Friends in Deed**