

**Minutes of the Board of Directors  
Green Valley Villas West Condominium Association – March 9, 2022**

A regular board meeting of the Board of Directors of Green Valley Villas West Condominium Association was held via Zoom as well as in person at Friends in Deed at 9:30 a.m. on January 12, 2022.

**Present:** Chris Fisher (President), Tim Schaid (Vice-President). Kermit Ketchum (Treasurer), Lou Kifer (Secretary), Lila Szedlus (Director). Also in attendance was Dorothy Gates, General Manager for Villas West.

**A. CALL TO ORDER, ROLL CALL, and ESTABLISH QUORUM** The meeting was called to order by Chris Fisher at 9:30AM and a quorum of five directors were present.

**B. ADOPTION OF THE AGENDA** A motion by Tim Schaid and seconded by Lila Szedlus to adopt the agenda was unanimously approved.

**C. APPROVAL OF MINUTES.** A motion was made by Tim Schaid and seconded by Kermit Ketchum to approve the minutes of February 8, 2022

**D. REPORTS.**

**1. General manager's report:** Dorothy Gates

- Reported the Pena pool is open with the second one waiting on parts for the heater.
- Pool covers are on order
- Painting resumes in April with 21 buildings on the list
- Software is being worked on for monthly billing invoices
- Maintenance men are working on roof cleaning and repairs
- Introduced the Villas West Wanderers organized and lead by Lou Kifer

**2. President's Report:** Chris Fisher

- Mentioned the National Heritage Award and plaque given to Villas West and Villas East by the Association of Realty of America.
- Invited people to volunteer for a committee of their choice to continue with Villas West beauty and Integrity such as office work, curb painting, and any activity of interest such as the Villas West
- Wanderers.

**3. Treasurer's Report:** Kermit Ketchum

Operating Account as of 01/31/2022

Operating Income – \$162,970

Operating Expenses -\$102,882

Operating net income/loss - \$60,088

Reserve Account as of 01/31/2022 (Major Maintenance Fund)

Reserve Income (Interest, Gain/loss on investments, Contributions) - \$38,030

Reserve Expense – \$53,882

Net Reserve income - (\$15,900)

A motion was made by Lila Szedlus and seconded by Tim Schaid to approve the Treasurer's report. The motion was carried unanimously.

#### 4. Committee Reports

**a. Architectural:** Chris Fisher

Reported that 10 requests were submitted, and all were approved. Chris Fisher motioned to accept and Tim Schaid seconded.

**b. Budget and Finance:** Kermit Ketchum

No Meeting

**c. Communications and Documents:** Chris Fisher

No meeting

**d. Grounds:** Lou Kifer

- Reminded everyone on a watering schedule
- Mentioned plans for a new cactus garden on the corner of Quinta and Panasco
- Mentioned the next hike for the Villas West Wanderers for April 2

**e. Maintenance.** Tim Schaid

- As of March 1, 2022, 5 roofs were replaced. Roof inspections and maintenance are a Priority. 26 buildings are scheduled to be repainted in 2022.
- Working on removing oleanders where there are known sewer issues
- Looking to work jointly with Villas East to lower costs with Hamstra for HVAC units
- Addressing the "trip hazard" areas of our sidewalks by getting them sanded down
- As of March 1, 2022 there have been a total of 496 work orders. 22 were roof related,
- 88 were HVAC related, 39 were water heater related, 32 were sewer related, and 53 were Water turn on/off requests.

**f. Social Activities:** Lila Szedlus

- Coffee in the Park will be Thursday April 12<sup>th</sup>
- St Paddy's Day lunch March 17<sup>th</sup>. Tickets (100) available in the office
- Patio Sale: March 26, 27 (8-12) Sign up in the office \$5.00 per unit

**g. Heritage/Compliance:** No report given.

#### E. Old Business

To rescind the Board approval of a motion on Feb19, 2021 to remove mailboxes from the porches. Motion by Chris Fisher and seconded by Tim Schaid. All approved.

## **F. New Business**

- Approve Butierez Painting as painting contractor for 2022 Motion by Tim Schaid, 2nd Kermit Ketchum
- Acknowledge and approve over-budget amounts for 2021 Motion by Kermit Ketchum, 2nd Tim Schaid
- Approve over budget spending for Gas Line Restoration for 2022

Moved by Kermit Ketchum and seconded by Tim Schaid

## **G. Adjournment of Business Meeting**

Motion by Tim Schaid and 2<sup>nd</sup> by Chris Fisher

## **H. Villas West owner's input.**

- Pool covers and furniture is here and more coming
- Discussion of resolving sewage back up in villas
- Landscape complaint

**Next Board meeting is April 13th 9:30 Friends in Deed**

Respectfully submitted: Lou Kifer, Secretary