

**Minutes of the Board of Directors
Green Valley Villas West Condominium Association
Wednesday, April 13, 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 April 13, 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 March 9, 2022

D. REPORTS.

1. General manager's report: Dorothy Gates

- Spring Fiesta 184 attendees
- Snake activity happening
- Painting to start April 25th
- Roofs and HVACs being inspected
- Marcos spraying olive trees

2. President's Report: Chris Fisher

- Compliments to Office Personnel
- New covers for the pools and new furniture
- Compliments for the grounds crew and committee
- Heritage Award
- Community members involvement appreciated

3. Treasurer's Report: Kermit Ketchum

Operating Account as of March 31, 2022. (YTD)
Operating Income – Assessment fees \$456,624 (Total Income \$466,892)
Operating Expenses - \$445,918
Operating net income/loss - \$20,974

Reserve Account

Reserve Income (Interest, Gain/loss on investments, Contributions) – \$134,467
Reserve Expense - \$207,905
 Roof Repair and replacement - \$112,013
 HVAC replacement - \$74,290

Gas Line Restoration – \$18,442

Reserve Portfolio Summary

Opening Value (1/1/21) - \$908,771

Cash Withdrawn - \$0

Closing Value - \$891,245

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

b. Budget and Finance: Kermit Ketchum

No Meeting

Increase in price of HVAC from \$4850 to \$6100

c. Communications and Documents: Chris Fisher

No meeting

d. Grounds: Lou Kifer

Reminded everyone about a watering schedule

Mentioned plans about the new cactus garden on the corner of Quinta and Penasco

e. Maintenance: Tim Schaid

Two roofs this month and two next month

Drain water in hot water heaters

Lamp post glass

f. Social Activities: Lila Szedlus

March Fun in the Sun 60 attended

St Patrick's Day 100 attended

Spring Fling 180 attended

g. Heritage/Compliance:

No report given.

E. Old Business

None

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 seconded by Chris Fisher

H. Villas West owner's input

None

Next Board meeting will be in October

Respectfully submitted: Lou Kifer, Secretary