



GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION

August 2024 Board Meeting

August 21, 2024 9:30 AM

VIA ZOOM

Green Valley, AZ

MINUTES

Directors Present

Linda Djupstrom - President
Raymond Harries - Vice President
Thomas Bowes - Treasurer
Timothy Schaid - Secretary
Lila Szedlus - Director

Directors Absent

None

Additional Attendees

Kristina Allen, VP, FirstService
Residential
Dorothy Gates, General Manager,
Villas West

I. CALL TO ORDER

Meeting was called to order by Board President, Linda Djupstrom at 9:32am Arizona time, quorum was established.

II. MINUTES

Motion made/seconded (Tim Schaid/Tom Bowes) to approve the July 17, 2024 minutes as presented.
Motion passed unanimously.

III. APPROVAL OF AGENDA

Motion made/seconded (Tom Bowes/Ray Harries) to approve the agenda as presented with modifications to include in New Business, the adoption of Resolution to ratify Rules and Regulations regarding Class B vehicles, remove July 2024 financials from discussion and include new process regarding trespassing to walk dogs. Motion passed unanimously.

IV. MANAGEMENT/ADMINISTRATIVE/MAINTENANCE REPORT

A. PRESIDENT'S REPORT

The President's report was presented by Linda Djupstrom.

B. LEGAL UPDATE

The Legal update was presented by Linda Djupstrom.

C. GENERAL MANAGER REPORT

The General Manager's report was given by Dorothy Gates.

D. TREASURER'S REPORT

The Treasurer's report was given by Tom Bowes.

E. FSR MANAGEMENT REPORT

The FirstService Residential Management report was presented by Kristina Allen, VP FirstService Residential.

V. FINANCIALS

A. FINANCIAL REPORT

The Financial Report was presented by Tom Bowes.

Motion made/seconded (Tom Bowes/Linda Djupstrom) to approve the June 2024 Financials as presented. Motion passed unanimously.

VI. REPORTS

A. COMMUNICATIONS AND DOCUMENTS COMMITTEE

The Communications and Documents Committee report was given by Tom Bowes.

Motion made/seconded (Tom Bowes/Linda Djupstrom) to approve the Villas West 2024 Board Candidate form as presented. Motion passed unanimously.

Motion made/seconded (Linda Djupstrom/Tim Schaid) to approve the Resolution Regarding Vehicle Parking as drafted by the association legal counsel. Motion passed unanimously.

B. CC&R SUB COMMITTEE

The CC&R Sub Committee report was presented by Tom Bowes.

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. DECREASE NUMBER OF FUEL CARDS TO 1

Motion made/seconded (Tim Schaid/Tom Bowes) to reduce the number of fuel cards from four to one. Motion passed unanimously.

B. ELIMINATE OFFICE PROCESS FOR MEMORIAL PLAQUES

Motion made/seconded (Tim Schaid/Ray Harries) to adopt the Memorial Wall Resolution to eliminate office participation in ordering memorial tags for the memorial fence. Motion passed unanimously.

C. PURCHASE CARD FOR MARCOS CONTRERAS

Motion made/seconded (Tim Schaid/Tom Bowes) to approve a purchase card in the name of Marcos Contreras to share the \$2000 credit limit as previously approved for Dorothy Gates. Motion passed unanimously.

D. PURCHASE FUEL LOCKER

Motion made/seconded (Tom Bowes/Tim Schaid) to purchase a secure fuel locker at a price not to exceed \$2000 with the understanding that the only people authorized to access fuel will be the Foreman or office. Motion passed unanimously.

E. SCHEDULE FOR OPEN BOARD EDUCATION

The Board will provide FirstService Residential with several dates for consideration.

F. PURCHASE OF NO PARKING/TOW AWAY SIGNS

Motion made/seconded (Linda Djupstrom/Tom Bowes) to approve the purchase of 8 No Parking/Tow Away signs and posts for Paseo Tierra Overflow for a cost not to exceed \$500. Motion passed unanimously.

G. DISCUSSION ON POSSIBLE GRAVEL CONVERSION FOR 1/2 PARKS

No action was taken. Updated information will be provided for the Board review in the September meeting.

H. TRESPASSER REPOTING

No action taken.

Discussion was held regarding reporting trespassers walking their dogs.

IX. SCHEDULING OF NEXT BOARD MEETING

The next scheduled Board meeting will be September 19, 2024 at 9:30am via ZOOM.

X. HOMEOWNER FORUM - ALL ITEMS

XI. REMINDERS

XII. ADJOURNMENT

Motion made/seconded (Lila Szedlus/Tom Bowes) to adjourn the meeting at 11:42am. Motion passed unanimously.

APPROVED

DATE