

GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION

Board of Directors Meeting

July 17, 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

Directors Absent

Lila Szedlus - Director

Additional Attendees

Dorothy Gates, General Manager,
Green Valley Villas West
Kristina Allen, VP FirstService
Residential
Kimberly Breland, Controller,
FirstService Residential

I. CALL TO ORDER

The meeting was called to order by Board President, Linda Djupstrom, at 9:33 AM Arizona time. Quorum was established.

II. APPROVAL OF MINUTES

A. OPEN BOARD MEETING – JULY 17, 2024

Motion made/seconded (Tim Schaid/Ray Harries) to approve the minutes of the May 1, 2024 open session Board meeting as presented. Motion passed unanimously.

III. CONSENT AGENDA ITEMS

A. APPROVAL OF AGENDA

Motion made/seconded (Tim Schaid/Ray Harries) to adopt the agenda as presented. Motion passed unanimously.

IV. MANAGEMENT ADMINISTRATIVE/MAINTENANCE REPORT

A. PRESIDENT'S REPORT

B. GENERAL MANAGER REPORT

C. TREASURER REPORT

V. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE

Motion made/seconded (Tom Bowes/Tim Schaid) to approve five Architectural applications and deny four per the recommendation of the committee. Motion passed unanimously.

B. COMMUNICATION & DOCUMENTS COMMITTEE

C. GROUNDS COMMITTEE

D. MAINTENANCE COMMITTEE

E. SOCIAL COMMITTEE

F. CC&R SUB-COMMITTEE

VI. OLD BUSINESS

A. UPDATED RULES AND REGULATIONS

Motion made/seconded (Tom Bowes/Linda Djupstrom) to approve the changes to the Rules and Regulations as suggested by the Association's attorney. Motion passed unanimously.

VII. NEW BUSINESS

A. FINANCIALS

Motion made/seconded (Tim Schaid/Linda Djupstrom) to approve the May 31, 2024 financials as presented. Motion passed unanimously.

B. RESIDENT REQUEST FOR REIMBURSEMENT OF EXPENSES

Motion made/seconded (Tom Bowes/Ray Harries) to deny the request for reimbursement of \$701.75 in veterinary expenses. Motion passed unanimously.

C. MAINTENANCE AGREEMENT

Motion made/seconded (Tom Schaid/Tim Schaid) to adopt the Maintenance Agreement as drafted by the Association Attorney, Wendy Ehrlich and to record said document upon approval of Architectural Alterations Applications for golf cart pads and sidewalks. Motion passed unanimously.

D. VWAS 04--GOLF CART PAD

Motion made/seconded (Tom Bowes/Tim Schaid) to approve the revised specifications for VWAS04 as presented. Motion passed unanimously.

E. VWAS 07--SIDEWALK INSTALLATION

Motion made/seconded (Tom Bowes/Linda Djupstrom) to approve the revised VWAS07 as presented. Motion passed unanimously.

F. VWAS 06 - OTARD SPECIFICATIONS

Motion made/seconded (Tom Bowes/Tim Schaid) to approve the revised VWAS06 specifications related to ATARD installations as presented. Motion passed unanimously.

G. VWAS 14 SPECIFICATIONS--COAXIAL CABLE INSTALLATIONS

Motion made/seconded (Tom Bowes/Tim Schaid) to approve the revised specifications for VWAS14 as presented. Motion passed unanimously.

H. EL VALLE CONTRACT FOR TREE REMOVAL

Motion made/seconded (Ray Harries/Tom Bowes) to approve the proposal of El Valle (#1) to remove eight trees throughout the community at a specified cost of \$28,580.00 as a budgeted Reserve expense. Motion passed unanimously.

I. APPROVAL OF PURCHASING CARD

Motion made/seconded (Tim Schaid/Linda Djupstrom) to approve a purchasing card in the name of Dorothy Gates with a monthly limit of \$2,000.00 to replace the previous Chase and WaFd credit cards. Motion passed unanimously.

VIII. SCHEDULING OF NEXT BOARD MEETING

The next meeting is scheduled for August 21, 2024 at 9:30 am AZ time, via ZOOM.

IX. ADJOURNMENT

Motion made/seconded (Tim Schaid/Tom Bowes) to adjourn the meeting at 11:36 AM Arizona time. Motion passed unanimously.

X. HOMEOWNER FORUM

APPROVED

DATE