

Villas Scottsdale II Homeowners Associations  
**General Session Minutes**  
January 18, 2012

The Villas Scottsdale II Homeowners Association Board of Directors meeting was held at the Granite Reef Senior Center.

**Attendance**

**Directors Present**

Brendan Pizarek	President
Scott Rehman	Treasurer
Joan Blackwell	Secretary
Carol Champagne	Director

**Directors Absent**

Mary Elizabeth McKenzie- Ameen Vice President

**Others Present**

Julia Mann, AMS, CMCA, AMS

Total Property Management

**Call to Order**

A quorum was present, President, Brendan Pizarek called the meeting to order at 7:05 pm.

**Consent Calendar**

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY TO approve the consent calendar as presented:

- September 21, 2011 General Session minutes
- September & October 2011 Financial reports
- 2012 Olive Tree Spraying, Ersland Landscape cost not to exceed \$1820.00
- December 1, 2011 Action without meeting – Certa Pro Termination
- Building Renovation – Contract Amendment
  - Certa Pro Painting was terminated due to poor performance and continued delays in getting buildings painted on time. Nautilus Construction is able to complete the painting at a price of \$2,475.00 per building. An action without meeting was taken in order to accomplish getting Certa Pro terminated and off the property and approving Nautilus Construction to take over the painting portion of the project.

**Discussion Items**

**Association Landscaper**

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY TO approve the proposal provided by Ersland Landscape in the amount of \$4,000.00 for the monthly landscape maintenance.

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY TO terminate Estrella Environmental Design effective January 31, 2012.

**Pet Policy**

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY TO approve the attorney giving a legal opinion on medical dogs and the association’s right to enforce the governing documents and the no pets policy.

**Association Website**

Password & login information was retrieved by the board and handed over to management. The need for a new website will not be necessary and the current one will be updated and maintained by management.

**Annual Meeting**

Annual Meeting is scheduled for March 5, 2012.  
Reminder the Annual Meeting is at 6:30pm and it will be immediately followed by the March General Session at 7:00.

**New Business**

**Pool Maintenance Contract**

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY TO approve the proposal provided by Arrowhead Chlorination for the monthly maintenance of the pools and janitorial of the restrooms in the amount of \$1300.00 a month.

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY TO terminate Sanich Pools effective January 31, 2012.

**Homeowners Present**

A brief question and answer period took place.

**Adjournment**

There being no additional business the meeting was adjourned at 7:55 pm.

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President

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Secretary or Secretary Pro Term