

## March 9, 2016 Board Meeting

### RESORT PARK ASSOCIATION VILLA MONTEREY, UNIT IV

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Attending: Rob McBride – President  
Jerry Mosier-Vice-President - Conference call  
Marilyn Pope - Secretary  
Sharon Simmons - Treasurer  
Barbara Phillips – Director Social Events  
Barbara McBain – Real Estate  
John Linn – Director, Grounds

The meeting was called to order at 6:10 p.m. by President Rob McBride, A quorum present.

President Rob McBride discussed the year past and our Vision for the future. September 15, 2015 we received notice from the city for occupancy and allowing general use of the Cub House. Rob thanked everyone for their help, support and patience in this long process, it has been a challenge at times.

We had a successful ‘Meet & Greet’ for Bob Littlefield, running for Mayor, Guy Phillips & Kathy Littlefield current Council Members. They have been strong supporters in our Historic Designation & battling to keep our homes on Chaparral. We were pleased that 92 attending from all units.

Rob discussed Major improvements needed. #1 Sewer line replaced from club house to the city line. #2 Ramada repairs. #3 Cool decking around pool including pumps & filters. These are major projects and cannot do them all in 1 year.

In 2018 our loan and all assessments will be paid. The dues will be \$600 again.

We are working on updating our Rules & Regulations and CC&R’s, completing a new phone book and ways to keep our community looking good. We are keeping our current Board and adding John Linn.

Rob discussed our need for volunteers and we are very pleased to say we had almost a dozen volunteer to help.

The meeting was adjourned at 7:10pm

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Marilyn Pope, Secretary

Agenda  
Annual Board Meeting  
Villa Monterey IV  
6:00 PM Clubhouse April 13, 2016

- A. Call Meeting to Order
- B. Approval of Agenda Packet
- C. Welcoming Comments
  - 1. Summary of 2015 / 2016
    - a. Occupancy Permit
    - b. Chaparral Widening
    - c. Meet and Greet
- D. Annual Dues and Assessments
  - 1. Due No Later than July 1st
- E. Three Year Assessment Overview
  - 1. Summary of Capital Improvement Priorities
- F. Board Priorities 2016 / 2017
  - 1. Carports, Landscaping etc.
  - 2. Monetary Penalties
  - 3. Rentals
  - 4. New Owners Signing Acknowledgment of Rules
- H. Introduction of New Board
  - 1. Volunteering to Help

## Annual Meeting Presentation

The annual board meeting conducted over past years has always been a summary of the past year and the introduction of Board candidates willing to step forward and serve their community. This year will be much the same, however, I decided to mix up the conversation points a little and discuss my observations as to the critical junction this HOA may be entering and some personal as well as Board vision for 2016/2017.

September 2015 was a historical month in the evolution of our HOA in that we received our Occupancy Permit from the City of Scottsdale which beckoned the removal of City supervision over your clubhouse and the insidious mandated requirements that they layered upon us that quickly drained our funds and our patience. At our special meeting on February 3, Jerry Mosier most eloquently recapped those cost overruns and the frustrations we all felt during this remodeling process. But now, the clubhouse is done, it's safe and it's a pleasure to have functions once again where everyone no matter what handicap they may have can enjoy.

During the course of this past year your HOA actively lobbied the City Transportation Committee and successfully stalled any further pursuance of widening Chaparral Road and having that consideration placed on the City of Scottsdale transportation master plan.

Recently on March 30 your HOA hosted a "meet and greet" gathering of all the Villa Monterey Units including their Presidents and owners. This event was also attended by Mayor candidate, Bob Littlefield, City Councilman Guy Phillips, and City Councilwoman Kathy Littlefield. All three of these candidates have been major supporters of issues Villa Monterey has faced over the years including Historic District Designation and the widening of Chaparral. We encourage you to vote for these public servants at the next election. This event also gave us an opportunity to showcase our new clubhouse to the other Villa Monterey units. Over 90 in attendance saw our clubhouse and were quite complimentary at what we have accomplished. Kathy Feld organized the event along with the recently formed Ladies Charter Group that will help organize future events for our HOA. Thank you Kathy and all of your ladies that participated.

Annual dues statements have been mailed. If you have not gotten those it's because we do not have your correct address. Some of the owners have already paid their dues and in some cases have paid the full assessments. We thank all of you who have already paid. The dues are due and payable no later than July 1st after which penalties and fees will be incurred.

We have outlined a three year plan of reasonable assessments that will go toward prioritized capital improvements. The primary focus this coming year 2016/2017 is on replacement of the sewer lines from the building to E. Northland at which time the broken walk way, concrete and fountain will be addressed. We will repair the Ramada as well as some improvements in the bathrooms. Other improvements during ensuing years will be the repair of the cool deck around the pool as well as repairs with the pumps and filters in the pool mechanical room. These assessments over the next three years will take us into the fiscal year 2019/2020 at which time our loan will be retired and our HOA will be financially sound. All this was done with no increase of the current dues.

Having considered all assessments, our HOA will get a new clubhouse, a new entry way, new cool deck around the pool, improvements in the bathrooms, a repaired Ramada, and upgrades

in the mechanical pool room for \$525. I would venture to say that if George Brazil Plumbing came to your home tomorrow and replaced and repaired a leaky faucet, the bill from George would be more than \$525.

Now it's time to reload and set our sights on other important issues at hand. Our rules and regulations that govern our neighborhood and its appearance in carports, landscaping and conduct within our neighborhoods must and will be enforced. We have had complaints from owners and we hear you and are taking steps to address these issues.

Under our Rules and Regulations;

Paragraph 4: Carports are to be kept clean and free of trash containers. Carports are to be used for parking vehicles only and not of any kind of storage. Any storage-type items must be kept out of sight of neighboring lots and streets

Paragraph 11: Lawns, shrubs, and trees are to be kept trimmed by owner of property. That portion of the landscaping that is visible to the neighbors and from the street should be kept weed free and well groomed. All palm trees should be trimmed each year prior to July 15th.

"Pursuant to Section 33-1803(B) of the Arizona Revised Statutes, the board of Directors shall have the power to impose monetary penalties upon the owners for violations of the Rules of the Association.

Whoever is selling homes in our community must get the word that before the sale is completed, the new owner must agree and sign that they are fully familiar with our Declaration of Restrictions on the Application to Purchase form and we receive a copy of that form for our files. We should also be given the opportunity to meet any new owners.

Another issue close to my concerns is the increase of rentals that we have been seeing in our community. When we got the loan from Mutual of Omaha, the question was asked what percentage of rentals did this HOA have. Mutual of Omaha has found that any number beyond 10% historically where the primary funding stream to reduce the debt is predicated upon the collection of dues, issues begin to occur. Fortunately we have a very small accounts receivable of delinquent dues, usually less than \$700 at the end of the fiscal year. and now implementing small claims against delinquent owners, we should see that number go down. Nevertheless, two years ago we had 14% of our homes rented. Today that number is 30% higher than two years ago. 20% of our homes are rented and that number will continue to climb while realtors market this HOA as "renter friendly" and investment opportunists eye VMIV has a viable investment nest egg. We need to put a cap on rentals.

This year as well as other years we struggle to get volunteers to step up and fill Board slots. This year was no different. Fortunately, six of our current board members volunteered to continue another term and John Linn, resident of Villa Monterey for many years and our pool guy stepped up to fill the seventh member. Thanks to all. As a result there was no formal election of officers as the Board opted not to spend the money nor the time of volunteers passing out ballots when the only ones on the ballot would be elected.

I am good with some people not wanting to commit being on the Board. Some have difficulty

committing the time, some do not like to speak in front of an audience and I get it. But the fact remains that your HOA is run by volunteers committing time and effort. As I spoke earlier, Kathy Feld stepped forward and formed the Charter Women's Group and starting a Men's group would be great as well. But, we could really use some more help addressing the issues about which I have spoken. Whether it be volunteering to be on a committee to review our Rules and Regs and making recommendations to the Board that are legal and enforceable or possibly helping an elderly neighbor do some weeding or clean up their carports, moving some items out for trash day pick up or moving items to the back yard or picking up fruit off the ground or out of the trees are a just start of some suggestions to help. We could use some help in preparing a ballot for a community vote on capping rentals and at the same time address the complexities of owner questions that will arise with such a ballot.

None of us elected to be on the Board for the emotional experience nor do we feel any comfort at being the only seven people standing in our HOA to solve everyone's complaints. We all need to share this responsibility 144 ways. I am willing to hang in there a little longer but it's time for some to step off the bench and help us in some manner. We have a lot of good things going.

Most importantly, if more homeowners don't step up, a critical mass of the few will burn out and move on. That bothers me as it opens the door for outsourcing management of this HOA which would lead to higher dues and no local control over how your money is spent.

So in summary, our vision for fiscal year 2016/2017 is as follows:

We will continue the current Board adding John Linn

We will use the first year assessment to fund three major capital improvement projects:

- a. Sewer Line and Front Entrance
- b. Repair Ramada
- c. Finishing incomplete work from the remodel

We will do our very best to enforce the Rules and Regs of our community

We will address the issues associated with increased rentals into our community

We will tighten up the paperwork process when selling a home.

And we will ask more of you to step up and volunteer to achieve our goals and understand the alternative option of outsourcing management of our HOA is not an option.

At this time I would like the Board members to offer any comments and open the meeting up for questions.