

# Villa Monterey IV Annual Meeting

April 13, 2019

## Board Members Present

- Susan Thomas, President
- Allyn Taylor, Vice President
- Myrna Weinstein, Treasurer
- Joanie Reid, Secretary
- Tammy Vogel, Director Social Activities
- Stan Hughes, Director Clubhouse and Grounds
- Tom Walker, Director of Real Estate

## Call to Order

Susan Thomas called the meeting to order at 3:35 p.m.

## Approval of Minutes of the February 13, 2019 Board Meeting

- Tammy Vogel motioned to approve; Stan Hughes, seconded. Approved with one adjustment—correct spelling of Amy MacAulay's name.

## Presentation of Annual Report—Susan Thomas

- **Financial Situation**
  - Our financial situation is sound
  - One outstanding dues collection issue has gone to small claims court
  - 7 home closings since July 2018, ranging from \$210,00 to \$417,500; average sale price was \$335,000/home (\$229/square foot)
- **Accomplishments**
  - **HOA common grounds and clubhouse:**
    - Complete remodel of the bathrooms; refurbished exercise room
    - Miller and Northland entrance redone
    - Cactus and Rose gardens
    - Glass encased bulletin board
    - Extra thank you to
      - Gregg Vogel, Stan Hughes, Rob McBride, Jerry Mosier for improvements/maintenance of common grounds and clubhouse
      - Tammy Vogel and Jenny Hughes—cleaned out the entire upstairs of clubhouse, and Jenny cleaned out and organized office
      - All residents for about 98% citrus off trees
  - **Architectural Review Committee**
    - Had very productive year
    - Developed approved paint palette and guidelines on such things as carport conversions, front yard landscaping, window conversions, lampposts, etc. Guidelines are on the resident information table in the clubhouse.
    - Developed an Application for Architectural Review/Exterior Changes and can assist homeowners in completing the form.
    - These guidelines/processes make it easier for homeowners to comply with Historic Preservation Commission and City of Scottsdale.

- Committee members include Debra Lentz (chairperson), Myrna Weinstein, Amy MacAuley, Joanie Reid, Donae Patterson
- **Social Activities**
  - Bring our community together in a fun and casual environment. Help residents learn about volunteer opportunities, including roles on the board or committees.
  - Tammy Vogel leads the committee, and works closely with Jenny Hughes.
  - This year's events included: Every second Saturday coffee and donuts; Fall festival; Thanksgiving feast; community yard sale; Happy holiday party; Italian cuisine and music fest; Valentine soup and salad social; St. Patrick Day celebration; annual meeting and BBQ.
  - Fund social events through 50/50 raffles and charging attendees nominal fees to defray costs. Investment of time by volunteers also a big contributor to the success of these events. Of special note are Tammy Vogel, Jenny and Stan Hughes, Barbara Phillips, Sharon Klausner, Serena Lewis and Sharon Babin.
  - Barbara Phillips also arranged for the Christmas Lights Bus and organized the upcoming cruise from San Diego to Vancouver. (20 people signed up.) Thanks also to Beth Minahan for assisting Barbara.
- **Historic Preservation Commission (HPC)**
  - Huge thanks to Amy MacAulay, VMIV representative, who has been diligent writing letters, attending meetings, talking with other Villa Monterey HPC reps and HOA presidents, etc. to ensure our rights/preferences are represented on issues related to our community's historic designation. Amy is sought after for her leadership and guidance by other Villa Monterey units (not just VMIV) and we are so thankful for her dedication and contributions to this important work.
- **Communications**
  - Communicating with all residents is a high priority for the Board.
  - This is accomplished through: email bulletins; newsletters (written by Maureen DeRuyter) and distributed 4 times/year; the Resident Information Table.
  - If owners or renters are not receiving email bulletins, please make sure to contact a member of the board to provide an updated email address.
  - Candy O'Bannon—took over checking our office phone for messages; she also provides welcome packages for new owners and renters.
  - We are updating our webpage.
  - Thanks also to Allyn Taylor, who was instrumental in the development of our Resident Directory, which also included updated HOA Rules and Regulations. Allyn will lead the charge to update the directory
  - We have a new position of Corresponding Secretary, filled by Sharon Babin. Sharon will receive requests from residents to send a card to those who may be hospitalized, infirmed, or may have lost of loved one. If you believe someone in our community could use a remembrance card, please contact Sharon.

### **Challenges for the Future**

- Volunteerism, including filling leadership roles on the board
- Compliance issues
- Maintaining our gorgeous common area in an environment of rising prices

- Capital expense (e.g. clubhouse needs a new roof)
- Keeping our dues low

### **Presentation of Award to Myrna Weinstein**

- Certificate of Appreciation presented to Myrna (current Treasurer who is stepping down) for her contributions to the board/VMIV

### **Questions and Answers**

- Loan (for clubhouse remodel) will be paid off in August 2019
- Amy MacAulay—see if you can find any original sales brochures, or pictures—anything that shows what our homes looked like when first built; Amy will copy/preserve.
- Reminder that the Clubhouse can be rented

### **Introduction of ‘The Two of Us’ music group for this evening’s social/BBQ.**

### **Results of Election for 2019/2020 Board of Directors—Linda and Rob McBride**

- 56 ballots representing 38.8% of homeowners
- Board members for 2019/2020
  - Susan Thomas (current President)
  - Allyn Taylor (current Vice President)
  - Joanie Reid (current Secretary)
  - Tammy Vogel (current Social Director)
  - Stan Hughes (current Facility Management Director)
  - Tom Walker (current Real Estate Director)
  - Serena Louis (new Treasurer)

### **Steve Venker, Scottsdale Historic Preservation Commission**

- Steve distributed two handouts:
  - “FAQ about the Villa Monterey Units 1-7 Historic District”
  - “Villa Monterey Units 1-7 Historic District, Historic Preservation Plan and Guidelines”
- May 2, 6 pm—Historic Preservation Meeting to vote on the Historic Preservation Guidelines—encouraged residents to go online and read/review/provide input. (Instructions were in a handout.)
- 2013 city approved some interim guidelines; have worked to create ‘permanent’ guidelines, with appendices since different Villa Monterey HOAs allow different things, e.g. paint colors.
- Alterations that are minor, simple, direct—want to find a simpler approval process.
- Question about approvals need for landscaping:
  - Hope to get to a point where if you want to replace gravel on your front yard, would like to have HOAs handle.
  - Larger landscaping projects would need to go to HPC.
- Reimbursement funding available, especially if homeowner is trying to restore home to original state (e.g. replace front slider door back to original window; go back to original tile roofs, etc.)
- Question about widening Miller and Chaparral—no plans to widen
- Question about gas availability in VM 4—Steve said would need to contact the gas company.

### **Adjournment**

- Meeting adjourned at 4:45 p.m. BBQ followed.