

Villa Monterey IV Board of Directors Executive Meeting via Zoom
June 10, 2020

Call to order 2PM

Attending:

Susan Thomas President

Joanie Reid Vice-President

Allyn Taylor Treasurer

Serena Louis Secretary

Stan Hughes Director of Facility Management

Tammy Vogel Director of Social Events

Debra Lentz Director Architectural Review

Amy MacAulay Director Real Estate

Approval of Minutes

Discussion – to approve minutes for meetings on March 16th, March 20th April 14th and April 21st. Joanie Reid suggested we keep names and address out of the minutes of those residents we discuss who have compliance issues. Serena Louis made a motion to approve minutes of April 21, 2020 with this revision and approve the minutes of March 16th March 20th April 14th seconded by Joanie Reid. Approved by majority vote.

Treasurer's Report

Allyn Taylor reported that as of May 31st we showed \$104,380 in assets and \$64,587 in liabilities of that \$59,817 is the loan amount due.

Susan Thomas reported that the budget for 2020-2021 was ready to review. After lengthy discussion the only changes were to add \$12,000 to capital expenditures and increase legal, professional services from \$500 to \$2000. Allyn Taylor made a motion to approve the budget with corrections, Serena Louis seconded the motion. Approved by majority vote.

Susan Thomas reported that as of June 1st, 26 units have not paid their annual HOA dues. To date we have collected \$91,220 in dues.

Real Estate Report

Susan Thomas reported for Amy MacAulay. We have had 18 sales so far this fiscal year. Each sale contributes \$475 to our income for application fees and transfer fees for a total of \$8,500. Amy MacCaulay stated that many units for sale in the MLS fail to state Villa Monterey is a historic district, a 55 plus age restricted community and that there are 7 units each with their own HOA.

Facility Management

Stan Hughes reported on what capital investments we may need in the upcoming year. Although we are not expecting any major repairs needed, we must have a reserve amount available for the unexpected.

Tammy Vogel described the new pool furniture to be ordered and approved by the board. The furniture will replace approximately all the furniture we now have. The cost will be a delivered price of \$9,661.10. The colors of the furniture will be white and blue strap style. The umbrellas will be 2 white and blue and 2 white and yellow. Tammy suggested that we try to sell the current furniture to offset some of the costs. A motion was made by Stan Hughes to allocate \$9,661.10 from the budget for the purchase of pool furniture under the line item of capital expenditures. Serena Louis seconded the motion. It was approved by majority vote.

\$250 to \$300 was also allocated for framing several promotional, historical pictures of Villa Monterey when it was first built. They will hang in the clubhouse.

Timeline for Opening Clubhouse

The board will delay any decisions as to the opening of the clubhouse until Arizona is in Phase 3 of the national guidelines are in effect regarding Covid-19.

Architectural Review

Debra Lentz reported that a house on Chaparral was painted a non- approved color. Negotiations with owner of 40 years will be tabled for now awaiting the completion of an ARC application for color change.

Owners of 7773 E Chaparral want to build a garage facing 78th street. They were advised to contact the City of Scottsdale to make sure they can do the construction before submitting their plans to ARC.

Owners of 7632 E Mariposa paint color was approved.

Owners of 4902 N 76th Place had been doing a lot of approved renovation but had to return to Minnesota for the summer leaving the property partially completed. Their son will be checking on the house, maintaining the landscape and cleaning the carport every two weeks.

Investors who bought 7713 E Northland have been given ARC guidelines for the remodel.

A suggestion from a homeowner for a community garden on the Clubhouse grounds was reviewed and tabled.

Debra Lentz discussed the development of a Neighborhood Pride Committee encouraging owners and renters to maintain their properties.

Social Schedule

Tammy Vogel reported that she used most of her budget for Covid-19 signs around the HOA facility and still has enough for the purchase of bacterial sprays and dispensers.

HPC Update

Amy MacAulay reported that nothing will happen until September with the review of HPC guidelines.

New Business

New Board positions were discussed as required by our CC&R's.

The new Board positions are:

Susan Thomas – President

Joanie Reid – Vice President

Ally Taylor – Treasurer

Serena Louis – Secretary

Amy MacAulay – Real Estate

Debra Lentz – Architectural Review

Stan Hughes – Facility Management

Tammy Vogel – Social Activities

Dues Collection – Serena Louis volunteered to call the residents and remind them that their dues need to be paid.

Joanie Reid has volunteered to work on the development of policy and procedures manual.

Next Board of Directors meeting will be in September with hopes we can meet in person.

The meeting was adjourned at 4:15

Respectfully submitted by Serena Louis and transcribed by Susan Thomas