

Villa Monterey IV Board of Directors Meeting

February 10, 2021

5:30 PM

Meeting held via Zoom

Present:

Susan Thomas, President

Joanie Reid, Vice President

Rob McBride, Treasurer

Julie Karcis, Secretary

Debra Lentz, Architectural Review Committee Chair

Stan Hughes, Facility Management Director

Amy MacAulay, Real Estate Officer

Call to Order:

Susan called the meeting to order at 5:36 PM via Zoom

Approval of Minutes:

- Board Meeting Minutes of January 13th — Joanie moved to approve; Debra seconded. Approved.

President Report – Susan Thomas

- Welcome to new Board members
 - Rob McBride as Treasurer
 - Julie Karcis as Secretary

Vice President Report – Joanie Reid

- Joanie reported that *Owner Contact Information/Certification* forms have been distributed, with a due date of 2/12/2021; approximately 80 forms have been returned. This certification is required every two years to confirm that at least one resident in each house is older than 54 years of age.
- The *Renter Contact Information* form will be distributed to renters. Efforts are underway to ensure our records are up to date.

Treasurer Report – Rob McBride

- Rob reported that we continue to be on budget and expect to end our fiscal year without using our reserve funds, though our expenses very closely match our income.

- As the next fiscal year is approaching, Rob will bring recommendations for increasing income/reducing expenses to the next Board meeting. It may be useful to provide owners with expense trends since the last dues increase.
- There is interest in looking at dues charged by other HOAs, with consideration to the amenities they offer. Susan and Amy will gather this information.
- Rob will discuss with vendors the importance of monthly billing, rather than continuing with the current irregular approach.

Real Estate Report – Amy MacAulay

- Amy reported on current activity.
 - There have been no closings so far this year.
 - Currently there are 2 properties active - 7607 E Chaparral listed at \$444,900 and 7631 E Mariposa listed at \$489,900.
 - There are 3 pending listings: 7613 E Chaparral for \$475,000, 4832 N 76th Place for \$305,000, and 7613 E Northland for \$449,000.
 - Prices range from \$235/square foot to \$381/square foot.
 - There are two upcoming listings: 4932 N 78th Street and 7680 E Mariposa.
- Joanie reported that the *Notice to Lease*, mentioned in the CC&Rs, is not on our website. She will recirculate the proposed form, and work with Julie on the possible capability of filling out the form online.

Historic Preservation Report – Amy MacAulay

- Scottsdale's Historic Preservation Officer Steve Venker retired and has not yet been replaced.
- While waiting for next steps from the city, we continue to operate under the 11-page interim guidelines from 2017.

Social Director Report – reported by Joanie in Tammy Vogel's absence

- Donuts and Coffee, to be held the first Saturday of each month from 9:30 to 10:30, will kick off for 2021 on March 6. Covid-19 guidelines will be followed.
- Anyone interested in an April/May garage sale should contact Tammy.
- Tabled until the next meeting:
 - Discussion of additional future social events
 - Timeline and criteria to open the clubhouse
 - Update on entry keys
- There was discussion about relocating the glass board from the breezeway to outside the Northland entrance, to contain community announcements. The certificates and permits that it currently holds would remain on display inside the gate. Rob will contact Tammy about this. Further discussion about a sign for the Mariposa entrance was tabled until March.

Facility Management- Stan Hughes

- Stan reported that he will follow up on trimming the rose garden.
- Handrails have been ordered.
- The furniture in the ramada was discussed. It has been listed for sale. Rob will follow up with Tammy.

Architectural Review (ARC) – Debra Lentz

- Debra reported that development of compliance letters for HOA infractions is in process by the Committee. The letters will be sent to the Board upon completion for review.
- The project to take photos of the facades of Villa Monterey IV for a book is underway. It will help the Committee with before-and-after pictures. Susan said she will distribute a bulletin alerting residents about the project in anticipation of their questions.
- On-street parking is not available for residents living on Chaparral and Miller, but there have been complaints about cars being parked in front yards there. Debra and Joanie discussed this with residents. Debra is working with the city to put together guidelines to address this situation, including widening driveways or creating a turn-around pad. She will send a letter regarding this to the Board for review before distributing to homeowners.
- Debra would like to post allowable paint colors on our website. She will scan the Sherwin-Williams brochure and send it to Susan for placement on the website.

New Business

- The next Board meeting is March 10th and will be held outside by the Clubhouse. A PA system will be used, and standard Covid-19 precautions will be observed.
- We discussed how best to deal with prolonged renovation projects. The Board has received complaints from a neighbor of a project that has been in process for years. Because such projects generally require a time-limited city permit, Amy will gather a list of current permits. This topic will be discussed further in March.
- The appearance of electric car chargers housed in carports was discussed. Susan and Amy will provide a recommendation at the March meeting.
- The appearance of solar panel equipment on the front of houses was briefly discussed, and tabled until a future meeting.

Adjournment

- Stan moved to adjourn. Debra seconded. Approved. 7:05 pm adjournment