

Villa Monterey IV Board Meeting Minutes
January 8, 2020
5:30 PM

Attending Board Members:

- Susan Thomas, President
- Allyn Taylor, Treasurer
- Joanie Reid, Secretary
- Stan Hughes, Director, Clubhouse/Grounds
- Tammy Vogel, Director, Social Events

Absent Board Members:

- Serena Louis, VP

Call to Order: 5:40 PM

Approval of November 13, 2019 Board Meeting Minutes—

- **Minutes not available for approval**

REPORTS:

Treasurer's Report—Allyn Taylor and Jerry Mosier

- All work is complete on the Clubhouse. We spent \$73,000 vs the planned \$75,000.

Real Estate Report—Susan Thomas

- Our HOA Real Estate position remains open. Candee O'Bannon has really stepped in to assist, so a big thank you to her!
- Seven properties have closed since July 2019. Record sale on 78th; 2270 square foot home closed at \$506,000.
- If you've recently remodeled and want to calculate the value, use \$230-\$250/square foot.

Facility Management Report—Stan Hughes

- Clubhouse--Finished painting and stucco; roof has been recoated; new flag pole; hot tub back in service.
- Color of paint for the trim will be changed given feedback from residents.
- Thank you to Mark Simmons and Tony Zipwich for the holiday tree!
- Three new APS power cables have been installed.
- Stan will look at options for pool maintenance. May be able to find better solution for less cost.

Social Schedule Report—Tammy Vogel

- We have sponsors through May 2020 for each of the ‘Donuts and Coffee’ gatherings, scheduled for the first Saturday of each month.
- January Social is January 25—live music. Will have heaters.
- Mardi Gras is end of February. We’ll leave the Christmas tree up for our Mardi Gras celebration and decorate it appropriately.
- Several suggestions for additional activities—keyboard lessons, book groups, etc. If residents want to get something on the schedule, contact Tammy. ‘Game Afternoon’ is 2:00 p.m. on Wednesdays.
- Kathy Feld—presentation on her archeologist dig in Israel to be scheduled, hopefully by end of month.

HPC Update—Amy MacAulay

- Last meeting of HPC was last week. Amy attended. Steve Venker was not present, so the proposed VM Guidelines were not reviewed. Unsure of next steps.
- Regina Buzello is one of the commissioners. She also owns property in Villa Monterey, Unit 5. Concern about a conflict of interest. Commissioner of Unit 5? Conflict of interest.
- There are only audio recordings of meetings—no written transcripts.

NEW BUSINESS:

Proposal to Restrict Rentals in Villa Monterey IV

- Informational session from 10 to noon on Saturday, January 11, 2020
- VM IV currently has the most lenient rental guidelines of the Villa Monterey HOAs. Our rental % right now is at about 20%.
- Committee drafted proposal: Susan Thomas, Debra Lentz, Debra Cole, and Mark Simmons.
- Kernal of proposal: A new buyer must be owner for 18 months before being able to rent/lease the property. Cap at 20% for community. Current owners who rent are ‘grandfathered’. A hardship option.
- Reasons Board is supporting this proposed Amendment:
 - We are an over 55 community and it’s difficult to get volunteers.
 - Renters can’t be on the board, can’t be on the ARC committee.
 - Observation that rental homes don’t get the same level of reinvestment/upkeep
- Process:
 - Make sure residents are aware thru open meetings, mailings, knocking on doors
 - Send information and absentee ballots to all homeowners. Include self-addressed, stamped return envelopes.
 - Hold ballot meeting on Saturday, March 14
- Importance of each vote:
 - We have 144 Lots in VMIV. We must have 96 votes in favor of this Amendment for the Amendment to pass.
 - We had a similar initiative in 2017. At that time 55 homeowners did not cast a vote. So even though there was strong support for the proposed amendment

(82% of those who voted supported the amendment), we did not received the required number of votes for the amendment to pass.

- Please vote!
- Discussion:
 - Rewrite second paragraph of the 'Background' section of the Proposed Amendment to Declaration of Restrictions of Leasing Provisions. As it stands, reference to the 2017 amendment is confusing.
 - Clarification about the 20% is needed. Can current owners who are grandfathered, rent out their unit if we have already reached the 20% cap?
 - Would this be resolved if we eliminate the 20% cap reference? If we only say new purchasers must own their unit for 18 months before renters, would that automatically correct the 20% issue?
 - Develop FAQ

Leasing Packets:

Stan suggests we make a package for renters. Susan indicated that she and Candee have put together a leasing packet with all the information that a buyer gets. If there is anyone who is not receiving the information, then all Susan needs is their name and email address.

Library:

Paula Mantegna is organizing our Clubhouse library. If anyone has metal bookends to donate, please bring them to the Clubhouse.

NEXT BOARD MEETING

Rescheduled for Wednesday, February 5 at 5:30 pm in the Clubhouse

Adjournment: 7 pm