

# Villa Monterey IV Board of Directors Meeting

January 13, 2021

5:30 PM

*Meeting held via Zoom*

## **Present:**

Susan Thomas, President

Joanie Reid, Vice President

Debra Lentz, Architectural Review Committee Chair

Stan Hughes, Facility Management Director

Tammy Vogel, Social Director

Amy MacAulay—Real Estate Officer

## **Call to Order:**

Susan called the meeting to order at 5:30 PM via Zoom

## **Approval of Minutes:**

- Board Meeting Minutes of November 11<sup>th</sup> — Debra moved to approve; Tammy seconded. Approved

## **Vice President Report – Joanie Reid**

- Review form for the Request for Updated Owner/Tenant Information.
- Discussion of the legal requirement to survey residents every 2 years to ascertain that at least one person, 55 years or older resides in the residence. It was decided to add this to the Request for Updated Information.
- It was also decided to send the Update Information form, via postal mail, to all owners, in a stamped, return envelope making it easy to respond.

## **Treasurer Report – Susan Thomas**

- We continue to be on budget and expect to end our fiscal year without using our reserve funds.

## **Real Estate Report – Amy MacAulay**

Report on Current Active and Pending Sales

- Currently there are 2 properties active - 7607 E Chaparral listed at \$444,900 and 7613 E Chaparral listed at 474,995. There 1 pending 7613 E Northland listed \$449,000.
- Prices ranged from \$235/square foot to \$284/square foot.

### **Historic Preservation Report – Amy MacAulay**

- Amy reported that Steve Venker has permanently retired and currently there are no meetings scheduled to discuss the approval of the HPC guidelines.
- She also reported that HRER funds can also be used for replacing a roof.

### **Social Director Report – Tammy Vogel**

- Discussion of future social events was tabled until a later date.
- It was suggested that some of the signs be taken down on the gates to the common area and a Yappy Hour sign be attached to alert residence of times and dates.
- It was agreed that we approve to resume “Donuts and Coffee” first Saturdays of each month with attention on making them Covid safe.
- Amy suggested we investigate a more permanent application for signage at both gates. This discussion was tabled for the February meeting.

### **Facility Management- Stan Hughes**

- Stan reported that the rose garden needs trimming. He will pursue getting that done.
- All facilities are working well.

### **Architectural Review (ARC) – Debra Lentz**

- Committee working on a compliance letter for HOA infractions. This will be sent to the Board upon completion.
- Debra reported that she has been taking pictures of the facades of Villa Monterey IV for a book that will help the committee with before and after pictures. A bulleting should go out alerting residents so they are not wondering what is going on.
- Debra and Joanie will conduct a poll of Chaparral residents to find out what works for them with regards to extra parking space and/or turn-around space.

### **New Business**

- Next Board meeting February 10<sup>th</sup>, via zoom.
- It was brought to the Boards attention that some renovation construction projects go on too long which is a problem for neighbors. Tabled until February meeting.

### **Adjournment**

- Debra moved to adjourn. Tammy seconded. Approved. 6:30 pm adjournment

Minutes taken by Susan Thomas