

Villa Monterey IV Executive Board Meeting Minutes

March 11, 2020

5:30PM

Attending:

- Susan Thomas, President
- Serena Louis, VP
- Allyn Taylor, Treasurer
- Tammy Vogel, Director, Social Events
- Debra Lentz, Director, Architectural Committee

Absent Board Members:

Stan Hughes – Facility Management

Joanie Reid - Secretary

Call to order: 5:36PM

Approval of Minutes

February 5, 2020 Board Meeting Minutes

Serena Louis moved to approve; Debra Lentz seconded. Approved by majority vote

Treasurer Report – Allyn Taylor

VMIV ended the month with \$36,139.76 cash. All bills are paid to date. New loan balance is \$60,973.

Facility Management Report – Stan Hughes given by Susan Thomas

We have a new pool service provider. This has provided savings moving forward. Pool s in better shape, looks great.

Real Estate Report – Susan Thomas

Six-month report on VMIV:

2 actives on Chaparral

1 active on Northland

1 active On 78th Street

3 Closings today and tomorrow

Lowest price \$270,000

Average price \$370,000

Highest price \$506, 000

Average price per/sq foot \$225

There have been 7 closings in the last six months

Architectural Review Committee – Debra Lentz

We are having great success with the city regarding color approval. One home was not approved for window grids because they were not on the original structure, but approval was given for new windows. Debra will be initiating a “Good Neighbor Committee” to advise homeowners of weeds, paint needed, carport cleanup and other such items which need to be addressed by the homeowner. Presently they are working on guidelines and hope to get started walking the neighborhood in April.

HPC Updated – Susan Thomas reporting for Amy MacCaulay who is out sick.

Susan attended a meeting of the historical preservation Commission on March 5, 2020. A cohesive plan for all seven units should be completed this summer. Amy has been devoted to his committee and all seven units have worked hard to hone down the guidelines.

Social Schedule Report – Tammy Vogel

There has been a big increase in clubhouse rentals.

The annual meeting will be on April 25th at 3:30PM followed by our April BBQ, Music and Games social sponsored by the VMIV Board of Directors will follow the meeting. Tammy Vogel will oversee planning the event.

Sunday March 15, 2020, a presentation on Biblical Archaeology will be given by Kathy Feld from 3:00 to 4:30PM

New Business – Susan Thomas

Leasing Proposal - March 14th, 2020 10:00 to 12:00PM there will be a meeting in the clubhouse for owners who have questions or to vote in person if they have not sent in an absentee ballot. Refreshments will be provided. Questions about the proposal, its timeline, or questions regarding our CC&R's and Rules and Regulations will be addressed. 108 ballots have been received so far. Some Board members will be present at the meeting.

Lamp posts – Discussion ensued regarding the need for unity of lamp posts. Emails will be sent to all non-compliers to see if they would like to work cooperatively with the HOA to get this done at a reasonable cost. .

Richard Grant, homeowner, volunteered to help with jobs that needed to be done for the HOA but stated he did not want to serve on the Board.

Adjournment – Susan Thomas asked if there were any questions. There were none. Allyn Taylor moved to adjourn at 6:08PM, Serena Louis seconded motion. All approved

Submitted by Serena Louis for Joanie Reid Secretary