

Villa Monterey IV Board of Directors Meeting

March 10, 2021

5:30 PM

Meeting held outdoors on the Clubhouse grounds

Present:

Joanie Reid, Vice President

Rob McBride, Treasurer

Julie Karcis, Secretary

Debra Lentz, Architectural Review Committee Chair

Tammy Vogel, Social Director

Stan Hughes, Facility Management Director

Amy MacAulay, Real Estate Officer

Call to order:

Joanie Reid called the meeting to order at 5:32. Joanie presided in the absence of President Susan Thomas.

Approval of Minutes:

- Board meeting minutes of February 10, 2021 – Discussion to amend those minutes to reflect that Amy rather than Joanie and Debra were going to work with Susan on a recommendation regarding electric car chargers. Tammy moved to approve as amended; Debra seconded. Approved.
- Executive Board meeting minutes of March 5, 2021 - Rob moved to approve; Tammy seconded. Approved.

Vice President Report – Joanie Reid

- Joanie reported that approximately 100 of the 144 *Owner Contact Information* forms have been returned. Efforts are ongoing to gather updates from all units. HOA records are being updated to include emergency contact information.
- Recently announced COVID guidelines that lift some restrictions may allow opening the Clubhouse in advance of the board's plan for April 1. Any change will be made after selection of a new housekeeping vendor, given the need to meet sanitation requirements.
- Joanie reiterated information from the announcement distributed March 8 about the upcoming Annual Meeting: The Annual Meeting will be held Saturday April 17 at 4 PM on the Clubhouse grounds, at which time election results for the 2021-2022 VMIV Board of Directors will be announced. Unit owners are welcome to run for the board, and can

indicate interest by sending an email to info@resortpark.org by no later than March 12, 2021.

- Joanie reported that review of the Rules and Regulations is in process. Owners can make suggestions if they feel that clarification of a rule is needed.

Treasurer Report – Rob McBride

- Rob reported on VMIV finances and budget, noting that expenses and income are closely matched. Association dues have not increased over the last several years. If additional expenses arise as the fiscal year ends, it may be necessary to use funds from the reserve account. There was discussion about ways to address these concerns.
- The annual dues statement of \$600 will be mailed to owners next week, and must be received by June 30, 2021 to avoid a late charge. Any funds received in advance of the due date can be used to meet expenses for this fiscal year if necessary.
- The board discussed instituting a Capital Improvement Fee of one half of one percent (0.5%) on all units listed for sale on or after April 1. A motion for this was brought forward by Debra and was seconded by Stan. The motion was unanimously approved. *(Subsequent to this vote the board learned that we are unable to implement this fee without a vote from the membership.)*

Real Estate Report – Amy MacAulay

- Currently listed
 - As of 2/10/2021, 7631 E Mariposa Dr. at \$489,900
- Pending sales
 - As of 2/15/2021, 7607 E Chaparral Rd. at \$439,900
 - As of 2/21/2021, 7613 E Chaparral Rd. at \$474,995
- Closed sales in the last month
 - 2/8/2021, 4832 N 76th Place, \$305,000
 - 2/26/2021, 7613 E Northland Dr., \$449,000
 - 3/10/2021, 4932 N 78th St., \$517,500
- For units listed above, prices range from \$233/sq ft to \$381/sq ft.
- Leasing activity
 - On 2/9/2021, 7632 E Mariposa Dr., Michelle and Geoffrey Campbell
- Scottsdale Planning Director Jim Curtis has said that it will likely be two more months before a presiding officer is appointed to Scottsdale's Historic Preservation Commission. Amy reported that Commission meetings are held the first Thursday of each month, viewable at Scottsdale's YouTube channel; people can request to speak or submit written comments.

Social Director Report - Tammy Vogel

- Tammy reported that the Spring Garage Sale is planned for April 9 and April 10 (Friday and Saturday) from 8 to noon each day. Contact Tammy if you would like to participate.

- Approximately 25 people attended the March 5 First Saturday Donuts and Coffee kick-off. Given the lack of contact due to the pandemic, the group enjoyed socializing, following COVID guidelines. Tammy reported that sponsors for these First Saturday events have signed up through June.
- Yappy Hours for our dogs will be held on Sundays and Wednesdays, with details to follow. There was a request for separate sessions for small dogs.
- Tammy will post plans for Happy Hour around the pool. Attendees will bring their own beverage.
- There was discussion about the ramada, which has recently been used for storage of furniture. The area will be updated to store games and related equipment.
- There was a request to post volunteer opportunities. Tammy will distribute information through email, and look into other avenues of communication.

Facility Management- Stan Hughes

- Stan reported the status of maintenance issues in the common area, and the ongoing related expenses.
- The roses have been trimmed and trees painted for the season.

Architectural Review (ARC) – Debra Lentz

- Renovation projects that are underway in VMIV:
 - 7602 E Northland Dr: paint and windows approved
 - 4833 N Miller Rd: paint and windows approved
 - 4902 N 76th Place: landscape approved
 - 7613 E Chaparral Rd: landscape approved
- Follow-up in progress for the derelict property at 7680 E Mariposa Dr.
- Debra continues work on the book of photos, which will help the ARC with its reviews.
- Guidelines to address the lack of on-street parking for homes on Miller and Chaparral are under development. Debra is working with the city on this issue.
- Templates for letters to be sent to residents in case of rule violations are being developed by the ARC.
- Tabled until a future meeting: Discussion of placement of car chargers and solar equipment in view of the street.

New Business

- Tabled until a future meeting: Construction project Permits – Amy MacAulay to report on building permits with the City of Scottsdale for major VMIV units under construction

Adjournment

- Stan moved to adjourn. Julie seconded. Approved. 6:31 PM adjournment.