

Villa Monterey IV Board of Directors Meeting Minutes  
November 13, 2019  
5:30 PM

Attending:

- Susan Thomas, President
- Allyn Taylor, VP
- Stan Hughes, Director, Clubhouse/Grounds
- Tammy Vogel, Director, Social Events
- Serena Louis

Serena Louis made a Motion to approve the Minutes of the October 9<sup>th</sup> 2019 meeting and seconded by Stan Hughes.

**Treasurer Report:** Allyn Taylor, Treasurer reported that all dues and late fees have been collected. All bills are current with \$126,028 in the bank.

**Real Estate Report:** Susan Thomas reported that we have 2 houses in escrow. 4918 N 76<sup>th</sup> Place went pending in 6 days and 4908 N 78<sup>th</sup> Street is also pending at \$525,000. So far, we have 13 sales in VM4 this fiscal year.

**Construction Update:** Stan Hughes reported that all stucco and roofing repairs are completed. Painting will begin within the week. Also reported hot tub cover is ordered. A request for volunteers to trim the roses and paint the citrus tree trunks was requested. Susan Thomas mentioned that she thought the citrus trees were looking shabby and in need of trimming. Stan Hughes said he would contact an expert for an estimate.

**Social Schedule:** Tammy Vogel reported that a Social will be held on November 22<sup>nd</sup> from 5:30 to 7:30. It will be an Italian Dinner with ticket prices to be \$12.00/each and a \$4.00 discount for those volunteering at the event. Socials will be on Fridays and Saturdays this year. Its time to decorate for Christmas. Trees are needed and a bulletin will be sent out requesting residents to donate. Tammy is requesting \$350.00 to replace trees used in previous years. Tammy Vogel reported that a mobile handicap lift was requested by a homeowner. Discussion ensued with the conclusion that we do not have money in the budget for a lift. Volunteer signup sheets are available for Thanksgiving and Christmas parties. Thanksgiving dinner attendees must RSVP. Price to be determined and collected at the door.

**Update on Resident Roster:** There are 11 new entries. Jerry Mosier volunteered to make the additions to the Roster.

**HPC Update:** Amy MacAulay reported that progress has been made with the Historic Preservation Commission. They have been responsive to Homeowners input. Final draft will be available to Homeowners in January. This has taken 3 years to get to this point.

**Memorial Garden Discussion:** Susan Thomas reported that there was no longer any room in the rose garden for additional memorial rose plants. We do have room along the west wall to create another memorial garden. Rose bushes, planting and maintenance would be paid for by the sponsor. Susan Thomas posed a question “Do we really want to take this on with the expense and maintenance it will require.” Discussion of this will be tabled until the next board meeting when we have a full contingency of Board members.

**Under New Business:**

**Discussion of Compensation to homeowners who provide electricity and water to the common areas.** It was decided that \$60/year would be sent to owners that provide electricity and water to the common area. This would be paid each year in January.

**Discussion of residents using Clubhouse BBQ units.** Susan Thomas reported that a resident using the BBQ unit left all the burners on creating a smell of propane and depleting the tank. It was suggested we put a lock on the propane tank. Residents will be able to use the BBQ when requested and will be expected to clean it after use. Stan Hughes agreed to buy and install the lock.

**Discussion of Restricting Rentals in VM4.** There are 26 rentals or 18% of properties being used as rentals. Debra Cole volunteered to head a committee to investigate a proposal that would restrict rentals by not allowing new owners to rent their property for 2 years. Current homeowners would be grandfathered in and allowed to rent their property as usual. Mark Simmons agreed to be on the committee. Susan Thomas would act as ex-officio member.

A motion was made to adjourn the meeting by Stan Hughes and seconded by Serena Louis. Adjournment was at 6:48 PM.

Respectfully submitted by Serena Louis and transcribed by Susan Thomas