

## Villa Monterey IV Board of Directors Meeting

November 11, 2020

5:30 PM

*Meeting held outdoors at the clubhouse, with masks and social distancing.*

### **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

### **Approval of Minutes:**

- Board Meeting Minutes of October 14, 2020—Tammy moved to approve; Debra seconded. Approved
- Executive Board Meeting Minutes of October 17, 2020—Tammy moved to approve; Debra seconded. Discussion—Under new business, clarify that the document being developed was not a handout that would be ‘delivered’; and Joanie, not Debra would be developing the mentioned form.

### **Lighting—Rob McBride:**

- Mushroom lights –about 35 or so—with Halogen bulbs (not LED) that Rob would donate to the Association. Rob would donate labor and units and we would need to purchase about \$125 in supplies (for instance, for the ground wiring). Has already put some spot lights on entry to common area from Northland. Stan would need to communicate with landscape contractor to weed around and secondly make sure someone is responsible for keeping the lights working so there’s no trip hazard.
- Another option would be to put them along the pathway from Chaparral to Northland. There are already some lights established along this walkway.

### **President Report – Susan Thomas:**

- Resignation of Serena Louis (Secretary) and Andrea Keever (Treasurer) as Board Members.

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

- Presentation and discussion of revised Bylaws draft
- Motion to approve the Bylaws with the following changes:
  - Under IV. 6. Change from “All Directors, with the exception of the President....” to “All Directors, including the President....”
  - Debra moved, Stan seconded. All approved.

#### **Treasurer Report – Susan Thomas**

- 100% of dues collected
- On budget

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

Report on Current Active and Pending Sales

- Four closings since last board meeting: 7602 Northland (investor) (\$321,000); 7707 Chaparral; 7613 Chaparral (investor) \$300,000; 7613 Northland (\$333,000)
- Days on market ranged from 61-72 days.
- Prices ranged from \$179/square foot to \$211/square foot

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

Update on Yappy Hour and Garage Sale

- Yappy Hour 3-5 pm on Sundays
- Garage Sale—only three responses for November garage sale; look again at spring to do a different one
- Donuts and coffee 9 to 10:30 first Saturday of each month.
- Hard to get social events going with COVID.

New events report

#### **Facility Management- Stan Hughes and Tammy Vogel**

Report on keypad for pool entrance – Tammy Vogel

- Have gotten three quotes/vendors. Revising quotes for next meeting.

Report on light fixtures on Chaparral - Stan Hughes

- Stan had electrician look at the pathway between Northland and Chaparral. Two solutions: Stan will coordinate with Rob McBride and Jerry Mosier to explore.
- The common grounds have been reseeded. Doing well.

Report on pool usage and behavior in the last 30 days

- Less usage

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

- Application for an add-on to the back of a house.
- A couple of homes with new paint.
- An issue with signage in the yard resolved.

- Coolers and shopping carts showing up in car ports. Our rules and regulations say no storage in carports but maybe need to revisit in time of COVID (like screens in front of coolers, perhaps).
- Issue of people parking in front yard. Debra will be making phone calls.

### **New Business**

- December Board Meeting cancelled—will have next board meeting the second Wednesday of January, likely earlier in the day.

### **Resident Question and Answer Period**

- Light posts—discussion about homes with no light posts; perhaps best time to ask an owner to install a light post is when he or she purchases the property.
- One Mariposa resident reported that trash cans and garbage bags constantly out at the neighbors across the street and they won't move them
  - They have called and left messages with no return calls
  - They have left two messages on the VMIV phone with no return call.

### **Adjournment**

- Stan moved, Joanie seconded. Approved. 6:30 pm adjournment