

## Minutes of Villa Monterey IV Board of Directors Meeting October 14, 2020

Board Members Attending:

Susan Thomas Amy MacAulay  
Andrea Kever Serena Louis  
Joanie Reid Stan Hughes  
Tammy Vogel Debra Lentz

The meeting was called to order at 5:30pm. It was held outside in the common area near the clubhouse. All attendees wore masks and practiced social distancing.

Andrea Kever was introduced as the new board member and treasurer.

Serena Louis made the motion to approve the minutes of September 18<sup>th</sup>, 2020, Joanie Reid seconded the motion.

Vice President Joanie Reid reported on the progress of the Policy and Procedures Manual which will be a guideline for the Board of Directors, an internal working document demonstrating how the Board and committees operates. She will also begin working with her committee on revising the bylaws.

President Susan Thomas gave the Treasurer's report. She reported only one assessment was due and that property is in escrow. At that time, all assessments will be paid. We continue to be on budget however we need to keep a close eye on expenses going forward. There is currently \$65,700 in the bank.

Amy MacAulay gave the real estate report. Since January 1<sup>st</sup>, 2020 we have had 21 sales ranging in price from \$290,000 to \$423,000 with a square foot range of \$159.00 to \$294.00. For each property sold we receive a \$400 transfer fee and a \$75 application fee totaling \$9,975 to our bottom line.

Tammy Vogel gave the social directors report. A motion was made by Joanie Reid and seconded by Serena Louis to begin Yappy Hour again on Sundays from 5:00 to 7:00pm with the same rules as last year. This will be evaluated next month to see if anything needs to be changed. Tammy Vogel also reported she would like to have a community garage sale for the weekend of November 13<sup>th</sup> and 14<sup>th</sup>. Also, she would like to have Coffee & Donuts the first Saturday in December. Tammy will send out a bulletin with further information.

Stan Hughes and Tammy Vogel reported on facility management. Because of complaints about non-resident use and poor behavior of children at the pool it was decided to do a resident educational blitz informing them about proper pool etiquette and rules will be distributed via bulletin. This will also be reviewed at the November board meeting. Tammy Vogel is looking into setting up a key punch system for residents to access the common area which will be used to identify those who are not following the rules.

Debra Lentz reported on the architectural committee. The following properties have been approved to start the work on their properties:

7607 E Chaparral – replace windows and convert grass to desert landscaping  
7713 E Northland – Paint and trim colors approved  
7680 E Northland – New awnings and paint color approved  
7613 E Northland – Paint and trim colors approved

New Business – Stan Hughes reported that this Saturday and Sunday winter grass will be planted. The pool heat has been turned on as of October 10<sup>th</sup>. A spa cover will be brought down from the second floor and installed. Susan Thomas complimented Stan for finding us a new pool maintenance company saving us over \$300/month.

Tammy will send out a bulletin reminding residents to update their emergency contact forms, trash and recycling cans can not be stored in the carport or visible to the street in the side yards. Also, a reminder that Sharon Babin does condolences cards when requested.

Debra Lentz made a motion and seconded by Serena Louis to adjourn the meeting at 6:40pm.

Serena Louis Secretary transcribed by Susan Thomas