

Villa Monterey Board Meeting Notes
September 23, 2016

Board Members in Attendance:

Rob McBride – President
Jerry Mosier – Vice President
Sharon Simmons – Treasurer
John Linn – Building and Ground
Barbara Phillips – Social

The meeting was called to order by Rob McBride at 6:00 PM

Review of agenda packet. Board approved.

Financial updates from Jerry Mosier. As of the end of August there was \$95,000 in cash and equivalents in the accounts. Projections were to be \$88,000. The additional funds were the result of several homeowners paying their special assessments in full. A special thanks was extended to those homeowners. All financials have been posted to the web site.

Sharon Simmons provided an updated on delinquent dues. As of the end of August the total dues outstanding were \$10,145. As of October 15th those homeowners that have more than \$1,000 outstanding will be submitted to small claims court. All of these homeowners have been given multiple notices and ample opportunity to bring their accounts up to date. This unfortunately is a cost that must be shared by all homeowners. It was recommended and approved that the HOA bookkeeper take over this process. The Board agreed that the next step will be to file property liens. This too will be a cost that all homeowners will be forced to share. It's unfortunate that a small number of homeowners have refused to pay their dues and placed the burden on the Board and other homeowners.

The new bookkeeper is doing an excellent job. She has now taken over the majority of the bookkeeping functions.

Capital improvement projects were updated by Jerry Mosier. Main sewer line from clubhouse to street have been replaced. New cement walkway and flower beds are nearing completion. Water fountain is nearing completion. Original projections were \$15,000. Currently under budget. The other major project is the repairs to the Ramada. Parts to repair had been originally estimated to be \$1,000. The repairs are expected to come in on budget of \$1,000. Next year the major capital improvement project will be the cool deck around the pool and spa.

Rules and compliance – several complaints have been received about owners with excessive clutter in their carports. Unfortunately, there are a few homeowners that simply refuse to comply with CC&R's and choose to live with the trash and clutter collecting in their carports. The Board continues to work with these homeowners.

Several homeowners voiced concerns about roof rats on their property. The problem has resulted from homeowners not cleaning up the rotten fruit that is collecting in their yards. This is a serious problem developing in the neighborhood. It was recommended that a notice be sent out to all homeowners. The Board agreed. A recommendation was made to hold a meeting and invite a representative from the city of Scottsdale.

Social report by Barbara Phillips – events are currently being planned for Octoberfest, Thanksgiving, and Christmas. A group is being organized to help with planning events. If interested, please email the Board at info@resortpark.org.

Rob McBride recommended that a committee be assembled to start finding new homeowners to participate as Board members in the coming year. Several current Board members have already communicated that they will not be returning as Board members in 2017/2018. If other homeowners are not willing to volunteer to be Board members the Board will have no choice but to outsource the management of the HOA to an outside property management company. This would result in an added expense to homeowners and an increase in annual HOA dues. Initial estimates are that it would cost homeowners an additional \$300 to \$500 per year to hire an outside management company.

A concern was raised about the responsibility to maintain the common walkway between Northland and Chaparral and the entrance from Miller onto Chaparral. The Board agreed that these areas were the responsibility of the HOA and will be addressed with the landscaper.

New pool and spa railing covers along with a new spa solar cover were approved by the Board.

There are homeowners who have volunteered to manage the scheduling of the clubhouse.

The housekeeper is not coming in every other weeks to clean the clubhouse and the restrooms.

The next HOA meeting is scheduled for October 12th. Jerry Mosier will chair the meeting and Rob McBride will be conferenced in.

Octoberfest will be scheduled for October 15th.

New homeowner is requesting to gain approval to close in their carport with a garage. The request will be reviewed at the next board meeting.

The meeting was concluded at 7:30 PM.

