

RESORT PARK ASSOCIATION
VILLA MONTEREY, UNIT IV
Board Meeting
September 12, 2018

Board Members Present: Susan Thomas – President, Allyn Taylor – Vice President, Myrna Weinstein – Treasurer, Stan Hughes – Director of Clubhouse and Grounds, Sharon Klausner – Director of Social Events.

The meeting was called to order at 5:30 pm. President Susan Thomas asked for approval of the minutes of the May 2018 Board meeting. Allyn Taylor made a motion to approve and Myrna Weinstein seconded the motion. May 2018 Board meeting minutes unanimously approved.

Myrna Weinstein presented the Treasurer's Report and reviewed the Year-To-Date Financial Report. The loan for capital improvements will be paid off in 2019. Assets, Liabilities, and Accounts Receivables are all within budget. Receivables from HOA dues are on target with only \$900 remaining outstanding.

Susan Thomas announced that she is acting as Interim Director of Real Estate due to the passing of Lynne Oglesby. Susan reported that a resident sold their home, no title company was involved, and it was purchased by an investor. She sent the investor a letter requesting the transfer fee of \$475 and received a response that the check would be forthcoming. Additionally, there was discussion of transfer fee of \$475 and if/when appropriate to charge a smaller fee if the transfer is due to a death, Quit Claim Deed, Trust transfer, etc. After a lengthy discussion, the board unanimously reaffirmed that the transfer fee of \$475 shall remain in effect for all transfers, irrespective of the reason for the transfer. Susan Thomas presented a request for exception for rental restriction to the board for consideration. The owner's renter needed to vacate the lease on the unit due to financial hardship. The owner doesn't want the property to remain vacant for the rest of the year and is requesting a hardship waiver from the one renter per year rule. The motion was made by Susan Thomas to grant a one-time exception for hardship reasons. Motion was seconded by Stan Hughes. Motion unanimously passed. Susan Thomas further reported that there were no new sales or transactions to report. Sales prices are continuing to increase in all units of Villa Monterey. Housing prices on Chaparral are somewhat lower due to the heavy traffic.

Clubhouse and Grounds Report were given by Stan Hughes. Stan reported that the new pool filter needs to be installed and as a result modification for a larger door are needed in the equipment room. Rats have unfortunately been spotted in the clubhouse area. New bait has been put out to address this. Ann Tucker has offered to help with trimming the roses. Stan reported that signage is needed for the workout room (No wet suits) and for the HOA grounds (No dogs allowed). Stan and Jerry Mosier reported that several lights need to be replaced as the cost to repair them is more than a new light. Jerry reminded the board that a few years ago a project was undertaken to restore the clubhouse lights to the original. Approximately 3 or 4 more lights are needed so all clubhouse lights would be original lights. Jerry suggested approaching homeowners that have original lights and offering to replace them, at the expense of the Association, to achieve this. He offered to spearhead this project, identify and contact homeowners, as well as donate his time and labor for the project. Myrna Weinstein asked the cost per light. Jerry and Stan estimated approximately \$60-\$70 per light. He will report back to the

board at the October meeting with his findings and the board will vote on the project at that time. Jerry Mosier further reported that the remodel of the bathrooms and exercise room are complete. New equipment is in place. The fountain needs draining and cleaning. New pool/patio furniture is needed. A phased approach will be used to purchase the furniture due to the expense. Some will be purchased this year and some next year. The office was recently painted and new shelves installed. A special thanks was offered by Susan Thomas to Jenny Hughes for organizing the office, as well as the upstairs rooms. Recognition was also given to Stan Hughes and Jerry Mosier for all their work on the bathroom/exercise room remodel. Jerry Mosier reported that the Miller/Northland entrance update should be completed by the end of September. The goal is to try to somewhat duplicate the Coolidge entrance and the update features new lighting, plantings, and tiles. Jerry also said that new gutters will be needed on the clubhouse next year. There was some water damage caused to the clubhouse over the summer months as a result of the gutters not functioning properly.

A request for solar panel installation was presented to the board by a resident. The board took the request under advisement.

Sharon Klausner reported on the Social Schedule and introduced committee members Jenny Hughes and Tammy Vogel. Tammy will be co-chairing the committee. The committee has made quite a few changes they hope will be improvements and will encourage more participation in activities. Tammy Vogel announced that October will be a wine/beer tasting event. An activity sign up and suggestion book is now available in the clubhouse. The 50/50 raffle will be a part of all events. They are planning to try several new activities this year and welcome feedback from all residents with the goal to encourage more neighborhood activities. Two people will co-host each event. All residents were encouraged to get involved.

Allyn Taylor presented an update to the Resident Directory project she's working on. There are 175 residences. The cost to have the directory printed is \$1.25-\$1.50 each. Discussion ensued regarding the information that should be included in the directory, should phone numbers be optional, suggested cost, should directories be given away for free and contain the updated Rules and Regulations. Susan Thomas asked that the discussion be tabled and discussed at the next Board Meeting in October.

A report on the Architectural Review Committee was given by Myrna Weinstein. The goal of the committee is to ensure uniformity and historical preservation. The committee recently presented for board approval a pallet of approved paint colors. They are working on developing approval forms and procedures for carport conversions, patios, landscaping, etc. Special recognition was given to Joanie Reid for her work in researching and compiling the approved paint colors. Myrna emphasized the committee provides recommendations to the board with no independent authority. Discussion was held regarding the need to have oversight and enforcement of the HOA Rules and Regulations. Myrna announced that Debra Lentz has assumed the role of Chairperson of the committee.

Amy MacAulay reported on the City of Scottsdale Historic Preservation Committee. The committee is 1 to 2 months away from voting on draft guidelines. Amy is in the process of assembling questions we as an HOA would like answered such as: getting a copy of the city notebook which has pictures, descriptions and architectural styles of every home in VM, clarification of ramifications of National Historic Register status, final draft guidelines and how they impact individual HOA rules, etc. There has been no date set yet for vote by the city. Susan Thomas asked Amy to research the use of solar panels in Villa Monterey and report back at the October Board meeting.

NEW BUSINESS - Susan Thomas reported that a committee spent all summer revising the badly outdated Rules and Regulations. Allyn Taylor made a motion to adopt as proposed. Myrna Weinstein seconded the motion. Motion approved. All HOA members will receive a copy of the newly adopted Rules and Regulations, the 2017 Balance Sheet, and the Fall edition of the newsletter.

The discussion of changing the dates and time of future Board meetings was tabled until the October 10th meeting.

Meeting adjourned at 6:48pm.