

## Minutes of Board Meeting September 18 2020

The meeting was called to order at 10:00 AM virtually using Zoom

### Board Member Attendees:

Susan Thomas  
Joanie Reid  
Amy MacAulay  
Stan Hughes  
Tammy Vogel

A motion was made to accept the minutes of the September 18, 2020 Board meeting. It was approved unanimously.

A motion was made by Joanie Reid and seconded by Amy MacAulay to accept the resignation of Allyn Taylor as Treasurer. We thank her for her service to Villa Monterey IV.

**Treasurer's Report** – Susan Thomas reported that only 2 dues were outstanding and both properties were in escrow. As soon as they close all dues will be paid. Villa Monterey 4 is staying within budget however we will run close and possibly need to use a small part of our reserves (\$25,000) in April 2021. At this same time, we will begin collecting our dues for 2021-2022.

**Real Estate Report** – Amy MacAulay reported that there were 5 properties pending, 2 active and 3 closed so far, this fiscal year. No new leases were recorded.

**Facility Management** – Stan Hughes began the discussion of the use of the pool by owners and guests. Many suggestions were made to remedy the overuse/misbehavior: looking into the use of a key card for entry to track resident and guest use, limit the time for guests and children, educate residents regarding pool rules, etc. Tammy Vogel agreed to investigate a key card remedy. Joanie Reid will work on a communication that highlights key points, including recognition of the issues, a discussion of the difficulties/impossibilities of monitoring the pool area, the importance of residents speaking up directly (“See something, say something”) and the responsibility we all have to hold ourselves and our guests accountable.

Discussion pursued to the opening of the Clubhouse and tabled until we have better direction from the AZ Department of Health.

**Architectural Committee Report** – Debra Lentz sent in her report as summarized below:

1) A home in VMIV was purchased with the intention of being flipped. The individual doing the work was unhappy that he needed approval by the HOA and City for window replacements. He will be repairing stucco and repainting (same color) and replacing dead landscaping, which will not need approval. No doors will be replaced and no driveway/carport repairs will be made.

2) A Mariposa homeowner was approved by the City of Scottsdale for window replacement PRIOR to receiving HOA approval. Debra will be calling the City this week to find out how this happened.

**Historic Preservation Commission** – Amy MacAulay reported that nothing is progressing as it pertains to approving the Villa Monterey Historic Guidelines. In the meantime, we will continue using the interim guidelines.

**Vice President Report** – Joanie Reid described the scope and direction of the procedure manual she is working on. It will be used as a guideline for all current and future board members and committees. She hopes to begin with documenting Real Estate procedures.

**New Business** – Susan Thomas stated that she would like the board to work on revising the Bylaws and Rules and Regulations this year. Joanie Reid agreed to take the lead in setting up a meeting of the committee members (Joanie,

Susan Thomas, Debra Lentz) to review the Bylaws and Rules and Regulations and make recommendations to the board for changes.

A motion was made by Amy MacAulay and seconded by Joanie Reid to appoint Andrea Kever to the board as Treasurer. It was unanimously agreed.

It was also agreed by the board to have the October board meeting outside on the Villa Monterey IV grounds. Second Wednesday of the month, 5:30 pm

Motion to Adjourn – Unanimously agreed upon

As submitted by Susan Thomas