

Villa Monterey IV Board of Directors Meeting

May 12, 2021

5:30 PM

Meeting held in the Clubhouse

Board Members Present:

Susan Thomas, President

Rob McBride, Treasurer

Julie Karcis, Secretary

Debra Lentz, Architectural Review Committee Chair

Tammy Vogel, Social Director

Stan Hughes, Facility Management Director

Amy MacAulay, Real Estate Officer & Liaison to the Scottsdale Historic Preservation Office

Board Members Absent:

Joanie Reid, Vice President

Call to Order:

Susan called the meeting to order at 5:35 PM

Approval of Minutes:

- The Minutes of the Annual Board Meeting held April 17, 2021 were amended to include the Farewell Party for Kathy Feld, as well as cosmetic corrections.
- The Minutes of the Executive Board Meeting held April 26, 2021 were amended to expand the description of the new website and to include a Social Activities page in the Welcome Packet.
- Tammy moved to approve and Debra seconded both sets of Minutes as amended. The amended Minutes were approved.

Opening Comments – Susan Thomas

- Susan thanked community member Karen Swaine for her recent donation of \$1,500, which will be used for new computer equipment and to repair the air conditioner over the dining area in the Clubhouse.
- Jerry Mosier and Rob McBride have been busy with maintenance chores for the HOA, including power-washing the cool deck, fixing the light and spa timers, moving transformers for the Northland entrance lights, fixing the roof to minimize damage from our bird friends, and cleaning out the ramada. These are significant donated efforts and are a much-appreciated cost-savings. Susan thanked them on behalf of the community.

Treasurer Report – Rob McBride

- Rob reported that annual dues from 76 homeowners (of 144) have already been submitted. This is a good response to the request distributed with the statements to pay early if possible, avoiding cash flow issues at the end of our fiscal year. The annual fee of \$600 is due June 1. Payments not received by June 30 are subject to a late fee of 10% (\$60).
- Budget and Cash Flow Projections for the current (2020-2021) and next (2021-2022) fiscal years were distributed and discussed. It appears that next year income will decrease and expenses will increase, exceeding income. There are also capital projects to consider.
- After interviewing two candidates recommended by the Mulcahy Law Firm, VMIV has engaged Advance Reserve Solutions in Gilbert to perform a reserve study for \$1,470. Results are expected in 7 to 9 weeks. This will help the Board to better plan and budget for capital improvement projects.
- Julie moved to approve and Amy seconded the motion to approve the budget. It was approved by the Board.

Secretary Report – Julie Karcis

- We are grateful that Allyn Taylor has again agreed to assist in preparation of the VMIV Directory. Susan will announce in a bulletin that community members can email Allyn their preference for a preferred phone number, email address, both, or neither to be included this year. The first page of the Directory will include names, phone numbers, and email addresses of Board members, and just names of other participants. There will be a statement that the information in the Directory is for non-commercial use by residents only. All residents can choose whether to have their contact information included.
- The group discussed the need to maintain information about the current owner and renter (if applicable) for each lot in the lot's folder, as well as all property changes that have been subject to the Architectural Review Committee. Other information will be shredded. As evidence of VMIV's verification that an owner or renter is 55 years of age or older, our review process will include a *55+ Verification Form*; the type of documentation (driver license, passport, etc.) provided and the person's year of birth will be recorded. Any documentation with sensitive information will be shredded, rather than kept in the lot folder.
- Work on the new website is underway. There are over 400 files associated with our current website, which will be reorganized with naming conventions as they are transferred to the new website.

Real Estate & Historic Preservation Office Reports – Amy MacAulay

- Amy reported on current activity.
 - There have been three closings so far this year, ranging in price from \$387,500 to \$509,000, and from \$249/sq ft to \$292/sq ft.
 - Currently there is one property active – 7650 E Mariposa listed at \$590,000.
 - There are four pending listings.
- Scottsdale’s Historic Preservation Program still lacks a replacement for Officer Steve Venker who retired. Therefore, we are still using the interim guidelines.

Social Director Report – Tammy Vogel

- Several ongoing activities are available, including First Saturday Donuts and Coffee, Thursday Happy Hours by the pool, and Yappy Hours for dogs and their owners on Sundays and Wednesdays. Note that tomorrow’s Happy Hour will be held from 5:30 to 7:30 rather than 4:30 to 6:30 due to the heat.
- A special 4th of July event is being planned, and summer concerts will be scheduled.
- Volunteers are needed to help sort through the collection of decorations stored upstairs in the Clubhouse. Contact Tammy if you are interested in helping.

Facility Management - Stan Hughes

- Palm trees will be trimmed at the end of June, and Stan made arrangements for the tree-trimming workers to be paid when they complete the task.
- Two additional people will be authorized to sign checks for the HOA. Rob McBride and Julie Karcis were named for this activity.

Architectural Review (ARC) – Debra Lentz

- Debra reported that one application for painting was submitted.
- The ARC application for lot modifications has been updated. The ARC Approved Color Palette is now available at the VMIV website resortpark.org.
- A new timeline for issues of non-compliance has been developed and is being implemented.
 - A Courtesy Call is made. If no response in 7 days,
 - a Courtesy Letter with the fine schedule and associated fees is sent by USPS Confirmation of Delivery. If no response in 7 days,
 - a First Warning Letter with the monetary fine amount and staggered fine schedule is sent.
 - The process allows for subsequent follow-up and potential additional fines if the matter is not addressed or recurs.

New Business

- No Board meetings are scheduled for June, July, and August due to Board member schedules. Zoom meetings will be held as needed.
- Susan thanked Rob and Linda McBride for their work on the photo project, as they completed photos of all the properties on Mariposa Drive.

Resident Question and Answer Period

- Solar protection for pictures - suggestion to use glass with ultraviolet protection for the framed pictures in the Clubhouse that are exposed to direct sunlight.
- Electronic documents - use of electronic versions of HOA documents was encouraged as an approach to minimize the need for document handling and shredding.
- Reserve fund - discussion about the reserve fund and the timing of increasing HOA income to meet expenses. VMIV's reserve fund is approximately 25% of the operating budget, and is maintained separately. The reserve study will identify upcoming capital expenses.
- Rule enforcement for non-compliance issues – discussion of the timeline for enforcing VMIV Rules and Regulations, with concern expressed about the perceived slow pace of implementation; CC&R 15 allows for the HOA to address a problem and charge the owner for the improvements. VMIV's new non-compliance process is currently being implemented; because the Board is all-volunteer, things may take longer to complete than with a property management company.
- Interest in participating – current Board members are serving multiple terms; other community members are interested in getting involved.

Adjournment

- Amy moved to adjourn. Debra seconded. Approved. 7:20 pm adjournment.