

Villa Monterey IV Board Meeting Minutes  
February 5, 2020  
5:30 PM

**Attending Board Members:**

- Susan Thomas, President
- Serena Louis, VP
- Allyn Taylor, Treasurer
- Joanie Reid, Secretary
- Stan Hughes, Director, Clubhouse/Grounds
- Debra Lentz, Director, Architectural Review Committee

**Absent Board Members:**

- Tammy Vogel, Director, Social Events

**Call to Order: 5:36 pm**

**APPROVAL OF MINUTES:**

- November 13, 2019 Board Meeting Minutes—Serena moved to approve, Allyn seconded. Motion passed.
- January 8, 2020 Board Meeting Minutes—
  - Joanie noted a correction under Amy MacAulay's HPC Update. Take out duplicate language as follows: "Regina Buzello is one of the commissioners. She also owns property in Villa Monterey, Unit 5. Concern about conflict of interest. Commissioner of Unit 5? Conflict of interest."
  - Motion to approve as revised from Stan; Serena seconded. Motion passed.
- January 26, 2020 Board Meeting Minutes—
  - Correction: Meeting was held on January 20 not January 26, 2020
  - Serena moved to approve, as revised. Debra Lentz seconded. Motion passed.

**INTRODUCTION OF NEW BOARD MEMBER:**

- Debra Lentz, as the Director of the Architectural Review Committee (ARC) was introduced as our newest Board member.

**REPORTS:**

**Treasurer's Report—Allyn Taylor**

- VMIV ended the month with \$45,421 in cash.
- Our new loan balance is \$69,000.
- Spa gas boiler will need replacing. Expense will be included in February cash flow projections. Should be able to absorb the cost.
- New pool service provider expected to result in savings moving forward.

### **Real Estate Report—Susan Thomas**

- Sharon and Mickey Klausner may be selling (Mariposa)
- 7774 East Mariposa for sale. Asking \$335,000. 1440 square feet.
- Pending—76<sup>th</sup> Place 1232 square feet, \$340,000 asking. Sale Pending
- 2 listed on Chaparral.
  - 7755 E Chaparral (\$380,000 asking)
  - 7607 E Chaparral (\$325,000 asking)

### **Facility Management Report—Stan Hughes**

- Aqua Tech is our new pool management. Also manage units 5 and 3. Since they took over our pool has been crystal clear.
- Heater for hot tub sprung a leak. 11 years old. Decided to get a new one. \$4000 (includes new piping.)
- New liquid pool cover. Should reduce our costs by 20% to 30%.
- New sprinkling head installed to water a plant by the hot tub.
- Will continue with our current groundskeeper for now.

### **Social Schedule Report—Tammy Vogel**

- Mardi Gras event—February 22<sup>nd</sup>, 2020

### **HPC Update—Amy MacAulay**

- This Saturday, City has an electronic recycling day—check website.
- Rob McBride—some of our residents have old paint thinner, paints, caustic chemicals, etc. Could the City provide a dumpster or container to our community for residents to drop off these items? And we could help residents get their containers to the community location. Hazardous waste. Rob will follow-up with the City but is asking for a supportive letter from the Board. Or perhaps a specific day when the City could come through and pick up these materials. Rob will do some checking on options.
- Historic District Guidelines for VM Units 1-7
  - Steve Venker retiring, but is charged with finishing Guidelines.
  - 86-pages. Public testimony is included.
  - On the agenda for tomorrow night as a non-action item, meaning it can't be voted on.
  - Main point of concern is that Commission will pass it without consideration for the public comment.
  - Unit V is in process of surveying their owners asking if they want to leave Historic District. Straw poll. 90-100 residents and about 50 have responded. Majority in favor of pulling out of Historic District.
  - There are things in the Guidelines that may not be consistent with some regulations/guidelines...unsure how will be reconciled.
  - Rob McBride—a huge thank you to Amy MacAuley for her leadership in representing Unit IV. And, something to think about...if we have a strong Board, strong CC&Rs, etc., do we need the City?

**Architectural Review Committee (ARC) Report—Debra Lentz**

- Trying to educate homeowners and help homeowners navigate the City's/HPC's approval processes.
- What we request (ARC and HOA) is very similar to what City requires.
- Newly created subcommittee of ARC is 'Good Neighbor Committee' (GNC)
  - Drafting some template letters and fines.
  - Will create a list of potential contractors/vendors for homeowners to consider. Not endorsing.
  - Doris McClay—she is replacing Steve Venker on HPC (Currently a Senior Planner with the City of Scottsdale)

**Amendment to Limit Rentals—Ballot Update**

- Received 56 ballots to date
- We need 96 yes votes to pass

**NEW BUSINESS:**

**Date for Annual Meeting: Saturday, April 25, 2020**

- 3:30 pm meeting
- BBQ to follow

Reminder to send checks to those residents who supply electricity and water to common grounds. Allyn will remind Jerry Mosier--\$60.00.

**We are supposed to send out a mid-year financial report. We will post on website.**

**NEXT BOARD MEETING**

- March 11, 2020

**Adjournment: 6:36 pm**

- Serena Louis moved to adjourn; Debra Lentz seconded. All in favor.