

Villa Monterey IV Board Meeting Minutes

July 26, 2018

5:30 PM

Attending: Susan Thomas, Stan Hughes, Sharon Klausner, Joanie Reid, Allyn Taylor

5:33 PM: Meeting called to order

Moment of silence for death of Lynn Oglesby, Board member. Susan Thomas will assume the realtor responsibilities.

New Board Members:

- Allyn Taylor, VP
- Joanie Reid, Secretary

Year-end Treasurer's Report: (Susan reporting in Myrna Weinstein's absence)

- Good year, in part because of collecting past dues (north of \$8000).
- A number of sales in VM IV—we earned \$400/sale
- Gross profit above budget (\$119, 683 actual vs. \$104,887 budget)
- Net income actual \$38,624 vs. budget of \$31,815.

Clubhouse and Grounds Report—Stan Hughes

- Pool filters:
 - Will replace two pool filters with one pool filter which has a greater capacity—current filters can't accommodate demands, especially in summer months. (Filters are the original filters; can't keep up with heat/bacteria; and hard to get parts.) This will require a larger, wider door (minimum of 36"), which should be steel (given the size and security needs) and ventilation needs. Jerry Mosier will manage the door widening/purchase.
 - Motion by Stan Hughes to approve \$4500 for TR 1400 Filter purchase (\$2500 quote plus \$1000 approximate for front door plus tax). If money left over, could apply to back door. Seconded by Allyn Taylor. Approved.
- Two lamp poles will be replaced. Sprinkler repairs recently completed. May need to look at the functioning of some clubhouse-area motion lighting.
- Bathroom overhauls (Jerry Mosier)
 - Women's bathroom should be put together by Sunday, July 29 2018.
 - Originally approved \$4500 budget and right at budget. \$350 requested by Jerry for mirrors; a light in the women's bathroom; cabinetry to set, soap dispensers; change signs on the door.
 - Susan Thomas made a motion to increase approved budget by \$500 to \$5000; seconded by Allyn Taylor. Approved.

Social Schedule Report—Sharon Klausner

- Have not set schedule yet, but thinking about 2nd or 3rd Saturday of the month, starting at 5:30. May look at adding some music options. Considering:
 - October—Ice cream social
 - November—Thanksgiving Potluck
 - December—Holiday gathering
- Looking for people to volunteer to help with Socials (Serena Louis volunteered.)
- Exploring opportunities, in addition to the Socials, to come together.

Historic Preservation Commission Update—Amy MacAulay

- We've been operating under interim guidelines since 2011.
- New 'permanent' guidelines were going to be voted on end of May, but postponed, likely to the fall.
- There are a few big sticking points, including that Unit IV tends to be more 'liberal' about things like conversions from carports to garages, front windows to doors, etc. In 2011, as historic preservation designation was being pursued, the understanding had been that each Villa Monterey Unit could have its individual guidelines. Now it appears that greater consistency across all Villa Monterey Units, with a greater level of restriction, is being written into the guidelines.

Architectural Review Committee (ARC):

- Myrna Weinstein leads new committee.
- Committee members first tackled approved paint colors for VM IV. Moving forward, members need to pick an approved color and submit to ARC, who will recommend to board.
- Susan Thomas moved to approve the paint palette as recommended by the ARC. Joanie Reid seconded. Approved. Susan will send a bulletin.

New Business:

- Unit IV directory:
 - Discussion of a Unit IV directory to include, perhaps, names; phone numbers; addresses; email addresses.
 - Unit IV printed directory in the past, but found it to be costly and quickly out-of-date.
 - Discussion re: why/why not to pursue, including issues of privacy, cost, distribution methods (i.e. hard copy vs electronic); and keeping up-to-date.
 - Allyn Taylor offered to explore. Serena Louis offered to assist. Susan Thomas will include a note in the upcoming newsletter asking if any others would like to help.
- Board will be revising Rules and Regulations over the next few weeks and will distribute, in hard copy to owners/renters.

Meeting adjourned at 6:37 PM.