

# Villa Monterey IV Board of Directors Meeting Minutes

October 19, 2021

5:30 PM

*Meeting held at the Clubhouse*

## **Board Members Present:**

Susan Thomas, President

Rob McBride, Treasurer

Julie Karcis, Secretary

Debra Lentz, Architectural Review Committee Chair

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

Tammy Vogel, Social Director

## **Board Members Absent:**

Joanie Reid, Vice President

Stan Hughes, Facility Management Director

## **Call to Order:**

Susan called the meeting to order at 5:32 PM

## **Approval of Minutes:**

The Minutes of the Executive Board Meeting held September 18, 2021 were amended to indicate that Jerry Mosier would talk with Tammy Vogel about being the primary contact for cleaning and landscape vendors.

## **Treasurer's Report – Rob McBride**

The Board reviewed the HOA's current Budget and Cashflow Projection, which showed the balance at year-end is estimated to be negative by approximately \$3,133. This negative balance does not include the expected critical capital expenses of \$20,000. Rob presented options including an assessment, increased dues, or a blend of the two. No action was taken.

## **Facility Management – Tammy Vogel and Jerry Mosier**

- Tammy discussed facilities-related activities of the summer. The current effort to document our processes will help us define best practices as well as identify opportunities for homeowner engagement.
- Jerry has gathered estimated costs for repair and replacement of entry gates and to increase security for the Clubhouse upstairs door. The improvements will be considered as income becomes available.

## **Architectural Review Committee (ARC) – Debra Lentz**

- Debra reported on three properties that have requested ARC and/or City of Scottsdale approval for improvements, including roof tiles, paint, and a wall extension.
- Action to address the height of the oleander hedge at the corner of Northland and 77<sup>th</sup> Place is in process. There is a safety issue related to visibility at the curve in the road.

### **Delinquent Fines, Dues, and Remediation**

In an Executive Session just prior to the Board Meeting, the Board discussed neglected property, delinquent dues, and other topics, along with remediation to address the issues.

### **Social Committee – Tammy Vogel**

Villa Monterey Unit 3 is interested in having joint activities with us. Upcoming events:

- The First Saturday Coffee and Donuts is planned for November 6.
- Our community garage sale will be held November 5 and 6.
- A Musical Happy Hour is scheduled for 5:30 PM November 6 at the Clubhouse, with Cabaret to begin at 6:00. Appetizers and desserts to be provided, cost is \$8.

### **Website Update – Julie Karcis**

The Go-Live target for the new VMIV website is October 28. Final activities such as trainings for MailChimp and website updates are underway. Many thanks to homeowner Keith Robertson for his work designing and implementing the website.

### **Real Estate & Historic Preservation Office Reports – Amy MacAulay**

- Three properties have sold since the last Board Meeting, with prices ranging from \$325,000 (\$191/sq ft) to \$470,000 (\$302/sq ft).
- Amy reported on meetings of the Historic Preservation Commission, which remains without an Officer and has lost more members.

### **New Business**

The Board is working with the Mulcahy Law Firm to rewrite the CC&Rs and have received their marked-up draft. A Board Sub-Committee will be meeting to review and tailor it for our community, with plans to get feedback and input from homeowners. After it is finalized, homeowners will receive a ballot to vote on whether to enact it.

### **Adjournment**

- The meeting was adjourned at 6:47 PM.

The next Board Meeting is scheduled for November 10 at 5:30 in the Clubhouse.

Submitted by *Julie Karcis*