

Villa Monterey IV Board of Directors Meeting Minutes

November 10, 2021

5:30 PM

Meeting held at the Clubhouse

Board Members Present:

Susan Thomas, President

Joanie Reid, Vice President

Rob McBride, Treasurer

Julie Karcis, Secretary

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

Board Members Absent:

Debra Lentz, Architectural Review Committee Chair

Tammy Vogel, Social Director

Stan Hughes, Facility Management Director

Call to Order:

Susan called the meeting to order at 5:35 PM

Approval of Minutes:

The Minutes of the Board Meeting held October 19, 2021 were approved as distributed.

Treasurer's Report – Rob McBride

Failure of a piece of critical equipment has affected our finances; replacing the pool heater cost \$5,819. Rob proposed sending out dues statements in March and requesting prompt payment to address cashflow needs. Rob also reported on outstanding dues and fines.

Vice President Report – Joanie Reid

Work on the HOA manual of guidelines and procedures continues, serving as a review and opportunity to optimize our activities. A calendar of regularly occurring events will be included.

Secretary Report – Julie Karcis

The new VMIV website went live on October 28. Homeowner Keith Robertson's work is much appreciated. Processes for distributing bulletins and announcements are being finalized.

Facility Management Report – Rob McBride for Tammy Vogel and Stan Hughes

- Recent improvements performed by Rob and Jerry Mosier include: the ping pong table was installed in the ramada, with fans and lights there replaced. The flagpole, which had been

damaged in a summer storm, was repaired. The 77th Place/Northland Drive street sign was repaired and put in place. The faded signs in the pool area were replaced. The temperature for the pool was increased to 86 degrees (from 84) in response to homeowner requests.

- Many thanks to community members for other activities: Linda Donner, Lynda McBride, and Molly Lauen painted the citrus trees, with paint provided by Michelle Kocour. Geoff Campbell has taken on Clubhouse trash and recycle duties and helped with other maintenance tasks.
- Facility issues to be addressed: there is a hole in the ramada roof, which Rob and Jerry will try to fix. Lampposts need bulbs and to be painted. New bulbs are needed for the rose and cactus gardens. Lamps on the wall of the front entrance will be switched to low voltage to improve the light provided.
- A secure door is needed for the Clubhouse upstairs. Susan proposed an expenditure up to \$1,000 for this purpose. Joanie supported the motion and Amy seconded it. The measure was approved by the Board.

Social Committee Report – Susan Thomas for Tammy Vogel

It was a busy weekend with the Community Garage Sale, First Saturday Coffee and Donuts (thanks to Michelle Kocour and Linda Donner), and the Musical Happy Hour.

Architectural Review Committee (ARC) Report – Susan Thomas for Debra Lentz

- Debra reported on two properties that have requested ARC approval for improvements, including paint and a fence extension.
- Action to address the height of the oleander hedge at the corner of Northland and 77th Place is in process. There is a safety issue related to visibility at the curve in the road.

Real Estate & Historic Preservation Office Reports – Amy MacAulay

- There are no new listings in VMIV and no leasing activity since the last meeting.
- Amy reported on meetings of the Historic Preservation Commission, which remains without an Officer after two years.

New Business

A Board Sub-Committee working to rewrite the CC&Rs is targeting to have initial review comments to Mulcahy by the end of November. Our Association documents have had minimal changes since they were written in the 1980s.

Attendees Question and Answer Period

There is homeowner interest in the Reserve Study. Julie will load it to the website.

Adjournment

- The meeting was adjourned at 6:45 PM.

The next Board Meeting is scheduled for December 7 at 5:30 in the Clubhouse. *This meeting was not held due to schedule conflicts.*

Submitted by *Julie Karcis*