

Villa Monterey IV – Resort Park Association
Board of Directors Meeting Minutes
February 9, 2022
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

Stan Hughes, Facility Management Director

Board Members Absent:

Debra Lentz, Architectural Review Committee Chair

Tammy Vogel, Social Director

Call to Order:

Susan called the meeting to order at 5:32 PM

Approval of Minutes:

The Minutes of the January 9, 2022 Board of Directors meeting were approved as distributed.

Treasurer's Report – Rob McBride

- Rob distributed and discussed the Association's current Budget and Cashflow Projections, noting that early submission of dues will be needed to meet our expenses through the end of the fiscal year. Amy MacAulay proposed a motion that statements be mailed out March 1 which Rob seconded, and the motion passed unanimously. Rob asked that the request for early payment be included in a VMIV Bulletin.
- Rob proposed instituting a lien on a property with unpaid dues. Julie Karcis made a motion to engage the Mulcahy Law Firm for the lien, Joanie Reid seconded the motion and the Board passed it unanimously. Susan Thomas made a motion to trim the palm trees and take out the dead bush in the front yard of the property; Joanie seconded the motion and it passed four votes to two.
- The 911 Emergency Line was torn from the wall and the group discussed replacing it. More information will be collected regarding whether it is required and if there are other options before taking any action. Signage should be added if it is reinstalled.

Facility Management Report – Stan Hughes

Stan and Jerry Mosier reported on current maintenance activities.

- Century Link was out three times for the office phone line which had stopped working and the Emergency phone that had been torn from the wall. The office phone was addressed.
- The upstairs exterior door was replaced last month. Plywood was installed over the window next to the door. Keys are labeled and hanging in the key box. Thanks to Rob for all the help. We had an approved budget of \$700 and we were able to get done for just under \$400.
- The motion sensor light at the top of the stairs is defective. A new one has been ordered.
- Jerry purchased a couple of new plants for the front entrance that died last year and adjusted the irrigation system. The front entrance looks much better.
- Replaced 13 of 16 overhead light bulbs in the exercise room. Purchased two boxes and put the extras in the storeroom.
- Thanks to whoever installed the new hand sanitizer in the exercise room. The battery pack had gone bad and was not replaceable, that's why it was missing. Jerry ordered a new one but hadn't gotten it installed. He kept the new one and put it in the storage room for next time.
- The treadmill was reported as not working. The track was slipping. Jerry took the track off, cleaned, and adjusted. All seems to be working fine. The treadmill has been getting a lot of use.
- We had the HVAC checked out above the library area. The heater does not work due to an issue with the condenser. The cost to repair is around **\$700**. There is nothing we have to do now, but this should be included in next year's budget. Jerry put a Do Not Use sign above the thermostat. The A/C is working fine.
- Someone left the new fans running in the Ramada. It's not clear how long they had been running, but the oscillation function on one of them had broken. He purchased two timers – one for the lights and one for the fans. They will be installed in the coming week.
- Thanks to Rob for cleaning and painting all the old historical lights and posts – it is much improved. The light post closest to the Ramada has wires that have deteriorated. The ground around that post is going to need to be dug up to see if the wiring can be repaired.
- We still need to work on the lights at the front entrance. They will be rewired and converted to low voltage LED by Rob and Jerry in the coming month.

Social Committee Report – Susan Thomas in Tammy Vogel's absence

Upcoming social activities include:

- A music concert will be held for a March Social Event; details to follow

- Ongoing Thursday Happy Hours 5:30 to 7:30
- First Saturday Donuts and Coffee

Real Estate & Historic Preservation Office Reports – Amy MacAulay

- Sales: two recent, with prices ranging from \$291 per sq ft to \$344 per sq ft; another sale is pending
- Listings: soon to be four
- No new leasing activity in the community at present

New Business

- A huge thank you to Michele Kocour and her team Stuart Sokolsky, Deb Cole, Andrea Kever, John Galati, Gary and Sara Prochelo, Mike Graham, Judy Rosenthal, Jim Seward and Molly Lauen for a very successful “Electronics Recycling Event” during this past week. Two cars and one truck were loaded with electronics equipment to be recycled, making it very easy for the Villa Monterey Units to participate and safely recycle old/unneeded electronics.
- A special thank you to Keith Robertson for creating our new and greatly improved website. Keith is a professional web designer and resident of VMIV, who volunteered his time to take this on.

Vice President Report – Joanie Reid

Joanie reviewed the Overview and Important Dates document for the revision of the Association’s Declaration of Restrictions (commonly known as CC&Rs). Homeowner meetings are scheduled for February 12 at 10 AM and February 16 at 5 PM, when homeowners are welcome to ask questions and provide both positive and negative feedback about the proposal, along with suggestions. The Board will collect feedback. Homeowner feedback will be posted on the website after the meetings. All comments are due February 18, at which time any suggested changes will be reviewed by the Board. The final version of the CC&Rs, supporting materials, the ballot and a stamped addressed envelope are scheduled for distribution on March 7, with ballots due at the Clubhouse by April 15 at 5 PM.

Adjournment

- The meeting was adjourned at 6:47 PM.

Submitted by *Julie Karcis*

Month	Actual Jul 21	Actual Aug 21	Actual Sep 21	Actual Oct 21	Actual Nov 21	Actual Dec 21	Actual Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Totals
Opening Cash Balance	95,043	92,415	86,840	79,640	73,918	59,968	51,052	42,488	32,778	42,822	58,350	76,911	--
Income													
Annual Dues	3,600	600	1,400	0	400	0	0	0	16,000	22,000	24,500	17,000	85,500
Interest Income	6	6	6	6	5	4	4	4	4	5	10	13	71
Fees Received													
Clubhouse Rental Fees	0	0	0	0	-75	0	0	0	0	75	0	0	0
Key Fees	0	20	0	0	10	0	0	20	20	20	20	20	130
Application Fees	75	0	150	75	25	75	0	75	75	75	75	75	775
Late Fees & Fines	70	85	195	200	0	0	150	0	0	0	0	0	700
Lease Fees	0	0	0	0	0	0	0	50	50	0	0	25	125
Property Transfer Fees	400	0	400	800	0	400	0	400	400	400	400	400	4,000
Total Fees Received	545	105	745	1,075	-40	475	150	545	545	570	495	520	5,730
Total Income	4,151	711	2,151	1,081	365	479	154	549	16,549	22,575	25,005	17,533	91,301
Expense													
Attorney & Legal Fees	0	0	165	1,547	0	49	1,442	3,210	0	0	0	0	6,412
Licenses, Permits, & Taxes	0	495	0	0	6	10	0	0	0	0	0	0	511
Bookkeeping & Accounting	500	500	535	500	500	1,125	500	500	500	500	500	500	6,660
Bank Charges	10	0	0	0	0	0	0	0	0	0	0	0	10
Social Events	0	0	0	125	0	0	125	125	125	125	125	0	750
Insurance	0	0	0	0	2,681	0	0	0	0	0	0	0	2,681
Interest Paid	184	186	181	171	172	162	162	153	149	144	139	134	1,937
Office Equipment & Supplies	65	0	0	0	0	0	0	35	35	35	35	35	240
Printing	0	0	0	0	257	0	0	250	0	0	0	0	507
Maintenance & Repairs													
Supplies	0	0	0	0	0	0	0	55	55	55	55	55	275
Fire System Monitoring	122	0	0	122	0	122	122	0	0	122	0	0	610
Housekeeping	280	280	420	280	280	280	280	300	300	300	300	300	3,600
Clubhouse	305	150	150	0	98	110	461	135	135	135	135	135	1,949
Coolidge Entrance	0	511	1,178	491	472	335	213	425	425	425	425	425	5,324
Grounds	978	114	2,525	120	0	2,445	475	550	550	550	550	550	9,407
Pest Control	92	0	95	0	95	0	95	0	95	0	0	95	567
Pool	500	550	632	550	639	698	550	725	725	725	725	725	7,744
Utilities													
Gas	412	244	252	249	508	1,064	1,667	1,212	871	1,182	800	450	8,912
Electric	742	719	686	678	512	482	501	468	481	475	475	465	6,684
Telephone	171	170	170	170	170	170	170	170	170	170	175	175	2,052
Water/Sanitation	1,156	1,107	1,096	525	609	1,046	462	656	594	804	700	1,100	9,854
Website	43	43	43	43	267	57	252	45	45	45	45	45	974
Loan Payable - Current Year	1,218	1,217	1,221	1,232	1,231	1,241	1,241	1,245	1,250	1,254	1,259	1,264	14,873
Capital Expenditures	0	0	0	0	5,819	0	0	0	0	0	0	0	5,819
Total Expense	6,779	6,287	9,350	6,802	14,315	9,394	8,718	10,259	6,504	7,047	6,443	6,453	98,352
Net Income	-2,628	-5,576	-7,200	-5,722	-13,950	-8,915	-8,564	-9,711	10,044	15,528	18,562	11,080	-7,052
Ending Cash Balance	92,415	86,840	79,640	73,918	59,968	51,052	42,488	32,778	42,822	58,350	76,911	87,991	--

Actual Actual Actual Actual Actual Actual Actual Actual