

**Villa Monterey IV – Resort Park Association**  
**Board of Directors Meeting Minutes**  
**March 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  
Tammy Vogel, Social Director  
Debra Lentz, Architectural Review Committee Chair  
Stan Hughes, Facility Management Director

**Board Members Absent:**

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

**Call to Order:**

Susan called the meeting to order at 5:32 PM

**Approval of Minutes:**

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

**Treasurer's Report – Rob McBride**

Rob reported the HOA's current financial position.

- We have received approximately \$24,000 in early Annual Dues payments, which represents about 25% of the lots in VMIV. Dues must be submitted by June 1.
- In addition, \$1,045 has been donated along with the Dues.
- Both the early payments and the donations are much appreciated.

**Secretary's Report – Julie Karcis**

Julie introduced the VMIV Master Document List, a list of the forms and documents used by the HOA, including how they are distributed, who processes them, their destination, and related information. She asked for help from the Board in completing the List and ensuring its accuracy. This will be an ongoing project.

**Facility Management Report – Stan Hughes**

Stan reported on current maintenance activities.

- The emergency phone at the pool has been removed and will not be replaced. Personal cell phones are expected to be used instead, given their ubiquitous availability. Stan suggests that a sign with the Clubhouse address be posted by the pool, as the caller's address is requested during the course of an emergency call.
- Fruit has been picked from the trees on the Clubhouse grounds. As noted in the Rules & Regulations, all citrus trees must have fruit picked and hauled away no later than April 1. This is particularly important due to the possibility of roof rat infestation. The Association has the authority to levy a per-tree fine for each month after April 1 that a tree is left with unpicked fruit.

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

Upcoming social activities include:

- The Annual Meeting will be April 23, with music, games and barbeque featured, in addition to the Business Meeting.
- Ongoing Thursday Happy Hours 5:30 to 7:30
- First Saturday Donuts and Coffee

### **Architectural Review Committee – Debra Lentz**

One paint application has been submitted since the last report. A landscape design has also been submitted; it will need City of Scottsdale Historic Preservation Commission approval.

### **New Business**

Susan Thomas introduced candidates for the 2022-2023 Board of Directors who were in attendance:

- Mike Flamini
- John Galati
- Debra Lentz
- Joanie Reid
- Jennie Vidrih
- Tammy Vogel

Following are the Board candidates who did not attend the meeting.

- Richard Grant
- Geoffrey Campbell
- Amy MacAulay

### **Vice President Report – Joanie Reid**

Joanie reviewed the Summary of Proposed Changes to the CC&Rs, which was updated subsequent to the Homeowner Feedback sessions on February 12 and February 16. The Board had changed some of their initial proposals in response to homeowner suggestions and

concerns; a previous session with homeowners had been held March 5. Additional review by the Board in consultation with homeowners is the next step. The final version of the CC&Rs, supporting materials, the ballot and a stamped addressed envelope are scheduled for distribution on March 18, with ballots due at the Clubhouse by April 15 at 5 PM.

### **Adjournment**

- The meeting was adjourned at 7:24 PM.

Submitted by *Julie Karcis*