

Villa Monterey IV – Resort Park Association
Annual Meeting Minutes
April 23, 2022
4:00 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

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

Call to Order:

Susan called the meeting to order at 4:08 PM

Opening Statement and Welcome – Susan Thomas

Susan welcomed all attendees to the Annual Meeting. She gave a brief history of HOA activities, including upgrading the Clubhouse and ramada, reviewing and updating of Governing Documents, and ongoing social events.

Treasurer Report – Rob McBride

Rob discussed the more positive outlook for HOA finances. A Board meeting will be held on May 25 with incoming Board members to review and approve the budget for Fiscal Year 2022-2023. *The Board meeting was subsequently rescheduled to May 11 at 5:30 PM at the Clubhouse.*

Results of the CC&R Vote – Joanie Reid

The proposed CC&R revision passed with 104 YES votes and 7 NO votes. Once the new Declaration has been recorded by the County, it will be posted on the HOA website. Joanie thanked homeowners for their support of the revision. She also acknowledged the efforts of the Ad Hoc Committee, Block Captains, and Final Vote Counters for their participation. The new document improves the viability of the Association both financially and operationally, and cleans up outdated language and practices. Joanie mentioned that while there is not an annual CPA audit of VMIV finances (it is not required), a monthly compilation is distributed to Board

members and is available on our website. Each year a CPA does review a yearend compilation of HOA financials and prepares the tax returns. Homeowners with questions are welcome to contact the Board for additional information. The Board is committed to transparency, integrity and communication with homeowners in all its activities.

To thank all the homeowners who cast a ballot there was a gift card drawing. Winners were Duane Wenderoth, Charlie & Alida Idyk, Sara Stratton, Antonio & Janet Lykos and Joan Langdon.

Thank You to Keith Robertson – Julie Karcis

On behalf of the Board, Julie recognized Keith Robertson's work over the past year redesigning the HOA website. He was given a gift card as a token of the Board's gratitude.

Report of Homes Sold this Fiscal Year – Amy MacAulay

Amy reported there were four home sales from July through December 2021 and ten so far in 2022. Prices ranged from \$300,000 to \$575,000 and from \$191 per sq ft to \$344 per sq ft.

Volunteer Update and Thank You to Volunteers – Tammy Vogel

Tammy thanked those who had volunteered to help with the variety of social events – additional volunteers are always welcome. First Saturday Donuts and Coffee starts at 9:30 AM the first Saturday of every month, with different community members supplying the treats. Happy Hours are held Thursdays at 5:30. Tammy directed attendees to a table with sign-up sheets for a variety of volunteer tasks.

Results of Election of Board Members for 2022-2023 – Susan Thomas

Susan announced that there were 87 ballots submitted to elect Board candidates. All of the candidates were elected to the Board for the next Fiscal Year.

Adjournment

The meeting was adjourned at 4:52 PM.

Submitted by *Julie Karcis*