

***** DRAFT *****

**Villa Monterey IV – Resort Park Association
Board Meeting Minutes
November 9, 2022
5:30 PM**

Meeting held at the Clubhouse and by phone

Board Members Present:

Richard Grant, Vice President
John Galati, Treasurer, attended by phone
Mike Flamini, Facility Management Director
Tammy Vogel, Social Director

Board Members Absent:

Jennie Vidrih, President
Debra Lentz, Architectural Review Committee Chair
Chad Kromm, Real Estate Director

Call to Order – Richard Grant for Jennie Vidrih
Richard called the meeting to order at 5:32 PM.

Approval of Minutes – Richard Grant

The Minutes of the June 8, 2022 Board Meeting were presented. Tammy Vogel moved to approve and Mike Flamini seconded the motion. The Minutes were approved as presented.

The Minutes of the October 12, 2022 Board Meeting were presented. One change was suggested, that of indicating Board members attending remotely. Mike moved to approve and Tammy seconded the motion; the Minutes were approved as modified.

Treasurer Report – John Galati

John reported on the HOA's financial activities.

- Expenses totaled \$6,939, with overage primarily due to fire monitoring system repairs. We finished the month in line with the budget. Monthly financial reports are posted on the website.
- Our completed corporate annual report has been submitted to the AZ Corporation Commission.
- Jerry is following-up on the transition to First Citizens Bank for our accounts resulting from their purchase of CIT bank.

Additional information was discussed in Executive Session.

Social Activities Report – Tammy Vogel

- Tammy discussed a possible “dog park” in an area of the Clubhouse lawn, enclosed by a fence with a water source and fees. She is looking for input and participation from those interested. As noted in the CC&Rs, changing the use of the common area is subject to a vote by homeowners. Fall/Winter Yappy Hours will be posted on the website calendar.
- Our First Saturday Donuts and Coffee gatherings from 9:30 until 11 at the Clubhouse have resumed. Hosts have signed up for December and January; the months following are open.
- Happy Hours on Thursdays from 5:30 until 7 PM will start 11/17.
- Homeowners interested in a community carport sale should contact Tammy, with a target of November/December and again in March.
- Other upcoming events:
 - 11/19 Thanksgiving Social
 - 11/29 and 11/30 or early December: decorating for the holidays
 - 12/16 Christmas Social
- A Neighborhood Watch meeting is being planned; homeowners are encouraged to participate.
- Social activities will be announced in email bulletins and posted on the bulletin boards by the Northland and Mariposa gates.

Architectural Review Committee Report – Mike Flamini for Debra Lentz

- Exterior paint was approved for 7773 Mariposa.
- Replacement of front and utility doors and painting was approved for 4937 77th Place.
- Front yard landscaping for 7680 Mariposa was approved by the HOA, waiting on approval from the City of Scottsdale Historic Preservation Commission.
- Approval of the installation of a pergola in the backyard of 7719 Chaparral is pending, awaiting submission of the Party Wall Improvements Application reflecting agreement of neighbors.

Facilities Report – Mike Flamini

- Cox wireless equipment installation is complete and working well. Century Link had been our previous internet provider.
- The Clubhouse lawn has been re-seeded, and the rose and shrub beds have been mulched.
- A new solar cover for the spa has been ordered to help with heat retention.
- Upcoming Projects
 - Options to repair pool deck
 - Painting / staining the Vigas
 - Repairing the Clubhouse roof leak

Questions from Residents

- The budget reflects distribution of the HOA annual assessment statements in March; loan repayment is expected in August.
- There was a suggestion to post HOA Minutes and financials on the bulletin boards by the Northland and Mariposa gates.

- There was significant interest in the Neighborhood Watch program and increased coordination with our public safety liaison.

The meeting adjourned at 6:15 PM.

Submitted by *Julie Karcis*