

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
October 12, 2022
5:30 PM

Meeting held at the Clubhouse and through Zoom

Board Members Present:

Jennie Vidrih, President
Richard Grant, Vice President
John Galati, Treasurer, attended through Zoom
Debra Lentz, Architectural Review Committee Chair
Tammy Vogel, Social Director
Chad Kromm, Real Estate Director

Board Members Absent:

Mike Flamini, Facility Management Director

Call to Order – Jennie Vidrih

Jennie called the meeting to order at 5:35 PM.

President's Report – Jennie Vidrih

There will be a Neighborhood Watch meeting within the next several weeks. Homeowners are encouraged to contact the Scottsdale Police Department non-emergency line at 480-312-5000 to report suspicious activity. Additional information was discussed in Executive Session.

Treasurer Report – John Galati

John reviewed the HOA's financial position. Income was up due to late fees and fines, and we had expenses for fire system repairs/update and maintenance of the Coolidge entrance. As of October 1, the checking account balance was \$46,285 and the capital reserve balance was \$24,921. The loan balance was \$30,469.63. The Balance Sheet and Profit & Loss Summary are posted on the website.

Vice President's Report – Richard Grant

Richard noted that there has been one compliance issue since the last meeting, and it has been addressed.

Real Estate Report – Chad Kromm

Chad reported that there have been two sales this fiscal year, in August and September, and the HOA received a Capital Contribution Fee payment for each. Two properties are currently on the market.

Social Activities Report – Tammy Vogel

- Fall/Winter Yappy Hours will be posted on the website calendar. Current hours are Wednesday, Thursday, Friday and Sunday from 7 AM to 8 AM for dogs weighing less than 25 pounds and from 8 AM to 9 AM for dogs weighing more than that.
- A pet policy for the Clubhouse grounds will be developed, including a proposal in response to homeowner interest in a fenced-off dog park. Potential users of the space are encouraged to participate.
- A new policy and process for Clubhouse rental is under development.
- Our First Saturday Donuts and Coffee gatherings from 9:30 until 11 at the Clubhouse have resumed. Homeowners are welcome to sign up to host the event.
- Happy Hours will begin again on Thursdays from 5:30 until 7 PM, starting on 10/27 with the Halloween Happy Hour.
- Other upcoming events:
 - 11/19 Thanksgiving Social
 - 11/29 and 11/30 Decorating for the holidays
 - 12/16 Christmas Social

Architectural Review Committee Report – Debra Lentz

Debra has received questions about paint and modifications to a front yard.

Facilities Report – Jennie Vidrih for Mike Flamini

- The installation of Cox wireless equipment is in progress.
- Board consensus was to re-seed the lawn this year. Prior to Fall 2023 the Board will consider approaches to water conservation in landscaping as encouraged by the City of Scottsdale.
- To ensure security, different approaches to Clubhouse keys are being considered. Keys that cannot be duplicated may be an option.

Questions from Residents

Julie Karcis noted that current Arizona and Scottsdale legislation allow for more than one campaign sign during the election season (71 days prior to the primary through 15 days after the general election), though signage is limited to 9 square feet. These laws supersede current VMIV Rules and Regulations allowing just one sign.

The meeting adjourned at 6:17 PM.

The next Board Meeting will be held on Wednesday November 9 at 5:30 PM at the Clubhouse and through Zoom.

Submitted by *Julie Karcis*