

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
December 14, 2022
5:30 PM

Meeting held at the Clubhouse and by phone

Board Members Present:

Jennie Vidrih, President
Richard Grant, Vice President
John Galati, Treasurer, attended by phone
Mike Flamini, Facility Management Director
Debra Lentz, Architectural Review Committee Chair

Board Members Absent:

Tammy Vogel, Social Director
Chad Kromm, Real Estate Director

Call to Order – Jennie Vidrih

Jennie called the meeting to order at 5:30 PM.

Approval of Minutes – Jennie Vidrih

The Minutes of the November 9, 2022 Board Meeting were presented. Mike Flamini moved to approve and Richard Grant seconded the motion. The Minutes were approved unanimously. They are available on the website: resortpark.org.

President's Report – Jennie Vidrih

- Jennie proposed Jean Tyseling to fill the current vacancy in the secretary position. Debra Lentz seconded the motion. Jean was appointed by a unanimous vote.
- A meeting of Villa Monterey unit presidents was held regarding maintenance of the main entrance, including the roundabout off Miller Road by Coolidge Street and 76th Place. There is an effort underway to review other landscaping company options. They will try to find a company to handle discounted palm tree trimming at the common areas of all the units, along with possible homeowner inclusion. As determined when Villa Monterey first opened, VMIV is responsible for 20% of the maintenance costs, based on the number of homes and distance from the entrance.
- Given upcoming February events (the Super Bowl and the Waste Management Phoenix Open Golf Tournament), a bulletin will be distributed to remind homeowners that only one rental is allowed in a twelve-month period, with standard age restrictions and related approvals as detailed in the CC&Rs.

Social Activities Report – Jennie Vidrih for Tammy Vogel

- Yappy Hours have been revised to later in the day, and will be posted on the website calendar, as well as on the bulletin boards by the Northland and Mariposa gates. It is important for dog owners to observe the rules so that all community members can enjoy the common area.
- The holiday party is planned for 12/16.
- Modifications to the Clubhouse rental agreement are in progress and will be distributed soon.

Real Estate Report – Jennie Vidrih for Chad Krumm

One home was sold since the last meeting, at 7637 E Northland.

Architectural Review Committee Report – Debra Lentz

- Front yard landscaping was approved and implemented at 7689 Mariposa.
- There have been inquiries about paint, but there are no new applications.

Facilities Report – Mike Flamini

- Mike reported that estimates for replacing the pool deck coating have ranged from \$18,060 to \$34,556. In addition, regrouting of some areas and addressing a possible leak by the pool will require funding. He is investigating options.
- Mike is gathering competitive bids for landscaping the Clubhouse grounds.
- It is anticipated that the leak in the Clubhouse roof can be repaired by community volunteers.
- A new approach for gate/Clubhouse keys is being investigated. Each homeowner would have one unique key that could not be copied, avoiding any possibility of keys being copied and distributed to unauthorized persons.

Treasurer Report – John Galati

John reported on the HOA's financial activities. Monthly reports are on the website.

- November's financials recorded an opening cash balance of \$64,950 and ending balance of \$56,603.
- Income totaled \$2,433 and included \$1,200 for a home sale. Expenses totaled \$10,780 with overage due to annual insurance premium and catch up for grounds care, resulting in a loss for November of \$8,347. Ending cash balance was unfavorable to budget by \$1,527.
- Checking account balance as of 11/30/22 was \$30,471 and capital reserves balance was \$26,133.
- The loan balance is \$26,133. A proforma is being developed to determine the impact of a 10% dues increase effective July 1 even though payments could begin to be received in March/April with early notification to all in the first quarter 2023. The possibility of early loan payoff is being analyzed.

Questions from Residents

- There was interest in wider visibility of Board meetings and social activities. Suggestions included A-frame signs by the gates during the week of events, signs posted in the gate bulletin boards, and updates to the website calendar.
- Attendees asked that reminders be included in HOA bulletins about general maintenance by homeowners and safety. Examples were provided, such as ensuring that lights in each home's lamppost is properly lit and that pets must be always under the owner's control.

Debra Lentz moved to approve the motion to conclude the meeting and Richard Grant seconded. The meeting adjourned at 6:10 PM.

Submitted by *Julie Karcis*