

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
January 11, 2023
5:30 PM

Meeting held at the Clubhouse

Board Members Present:

Jennie Vidrih, President
Richard Grant, Vice President
John Galati, Treasurer,
Jean Tyseling, Secretary
Mike Flamini, Facility Management Director
Debra Lentz, Architectural Review Committee Chair
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 December 14, 2022 Board Meeting were presented. John Galati moved to approve and Debra Lentz seconded the motion. The Minutes were approved unanimously. They are available on the website: resortpark.org.

President's Report – Jennie Vidrih

- Biennial Age Certification-every other year certification to verify 55+age in every residence will be conducted in the next few weeks.

Social Activities Report – Tammy Vogel

- Constant Contact our main source of communication needs to be updated with more capabilities for members. Looking for Volunteers to be trained on updating
- Recruiting volunteers to help keep kitchen and storage cleaned up.
- Décor for the clubhouse is stored by each month upstairs. Volunteers needed to decorate clubhouse by month/holiday.
- A-Frame signs in front of clubhouse announcing the board meeting was very helpful.
- Mike Flamini will repair both bulletin boards so that they work better.

- February Social Events- Save the Date
- February 17,2023 we will be celebrating Mardi Gras in the clubhouse.
- 1st Saturday of February coffee and donuts at 9:30 sponsored by the Porstmans. Mike Flamini is sponsoring March and Joanie Reid Sponsoring April.
- Happy Hour every Thursday at 5:30pm in the Clubhouse. Bring an appetizer and whatever you want to drink. These are all great ways to meet and get to know your neighbors.

Real Estate Report – Chad Kromm

1 home is pending sale at 7743 Chaparral Rd. listed at \$375,000.00.

4826 N. 76th Pl. is getting ready to list.

Architectural Review Committee Report – Debra Lentz

- 7719 E Chaparral Rd has been approved for new awnings.
- 4938 N. 78th has been approved for new front and utility doors.
- Good Neighbor Committee- volunteers needed to cover and walk each street looking for compliance issues several times a week. Examples of compliance are: parking in driveway only, not in street and carports being used for cars only, no storage.
- There are 4 steps to remedy noncompliance. More information can be found in the Fines and Appeals Policy in the Governing Documents section of the website.

Facilities Report – Mike Flamini

- The leak on roof has been resolved.
- Landscaping lights reported out will be replaced.
- Mike will be working on the pigeon problem, the orange tree near the pool needs some help and the tile near the water line that needs to be regouted.
- Mike reported that we still need to figure out how to pay for Pool deck repair.
- After gathering bids for landscapers Mike determined that our current landscaper was a very good value at \$475.00 a month. Extra for repairs.
- Mike is looking into changing locks and keys to clubhouse and gates to restricted keys that cannot be duplicated. Too many non-residents are using the pool and grounds.
- Looking for volunteers to help Mike with repairs around clubhouse.

Treasurer Report – John Galati

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

December's financials recorded an opening cash balance of \$56,603.00 and ending balance of \$51,151.00.

Income totaled \$1,883.00 and included \$1,200.00 for a home sale. Expenses totaled \$7,335.00 with overage from budget due to delayed billing for the Coolidge entrance maintenance and higher gas usage due to weather, resulting in a loss for December of \$5,452.00.

Checking account balance as of 12/31/22 was \$25,012.00 and capital reserves balance was \$26,140.00.

The loan balance is \$26,594.00. For the first 6 months income averaged about \$2,844.00 per month while expenses averaged \$7,849.00 per month. Historically, if this trend continues, we would need to draw from the capital reserves in early to mid-March. Therefore, consideration needs to be given for 10% dues increase to build the capital reserves. Dues notices need to be distributed to owners no later than March 1, 2023.

Motion was made by John Galati to raise dues by 10%, effective July 1, 2023. Motion was seconded by Debra Lentz and unanimously passed by the board.

Questions from Residents

- Attendee asked about special assessments for a cushion for unforeseen expenses. This requires a vote by the homeowners.
- Discussion regarding how to encourage homeowners to volunteer for projects around the HOA clubhouse and grounds. There are many projects to choose from.
- It was suggested that pets be tagged and collared or they could go to pound if lost.
- Discussion on rekeying gates and clubhouse. Has been done every 4-5 years.
- Further discussion regarding restricted keys that cannot be duplicated for gates and clubhouse.
- The Board will take all suggestions into consideration.

Jennie Vidrih moved to approve the motion to conclude the meeting and Richard Grant seconded. The meeting adjourned at 6:27 PM.

Submitted by *Jean Tyseling*

Next board meeting to be held on February 8th, 2023 at 5:30pm in the clubhouse.