

**Villa Monterey IV – Resort Park Association**

**Board Meeting Minutes**

**February 08, 2023**

**5:30 PM**

**Meeting held at the Clubhouse**

**Board Members Present:**

Jennie Vidrih, President

John Galati, Treasurer,

Debra Lentz, Architectural Review Committee Chair

Tammy Vogel, Social Director

**Residents Present:**

Five (5) Residents Present

Call to Order – Jennie Vidrih

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

Approval of Minutes – Jennie Vidrih

The Minutes of the Executive Board Meeting dated January 30, 2023 were presented and will be approved at the February 21, 2023 meeting.

**President's Report – Jennie Vidrih**

- Biennial Age Certification- We currently have 67 % of 144 Residences that have responded to survey.
- Richard Grant has resigned as Vice President. Joanie Reid has offered to act as Vice President until the end of the Fiscal year. A vote was unanimously approved by the four (4) Board members present.

**Vice President- Joanie Reid**

- Good Neighbor Committee- Working on a 3-week cycle to review and hold Residents accountable for property violations. Sending Notices according to step procedure.
- Discussion for date and agenda for Annual Meeting. Tentatively, the date was determined to be held on April 15. Further discussion required.
- We need to review Bylaws, Staggered Terms for Board Members, List of Candidates for future and whether a Candidate will pursue and be voted on for a specific position. A second Board meeting will be held in February for further discussion.

### **Social Director-Tammy Vogel**

- Working on Updating Website Calendar & Sponsorship page with Keith after Feb. 25, 2023
- Neighborhood Watch meeting on March 02, 2023. Notices were sent with HOA invoices, updated on the Mariposa & Northland bulletin Boards and sent in multiple email bulletins. The City of Scottsdale Representative is organizing City Attendees. Sign up sheet presented for Phone tree calling list.
- Sent Kathi Robinson a list of items to update on the website Calendar for all upcoming events.
- The new Rental agreement has been sent out for review and fees updated.
- Set up "Sponsorship" Opportunities through Constant Contact for replacing the bulletin Board on Mariposa and available list for future Clubhouse repairs
- Mardi Gras Party on Feb. 17, 2023. To date, low RSVP response.
- Discussion of activities planned for Annual meeting. Tabled till March meeting.

### **Real Estate Report – Chad Kromm**

- 7743 Chaparral Rd. Contract-Sold at \$375,000.00.
- 4826 N. 76th Pl. is listed at \$520,000.00
- 4918 N. 76<sup>th</sup> Place-Listing Cancelled

### **Architectural Review Committee Report – Debra Lentz**

- Rules and Regulations-updating verbiage to be reviewed upon completion by Board.
- Items for discussion-Solar panels on roofs and Car charger placement in Carports
- Arc application and other ARC documents are in the process of being revised.
- Resident request to leave light on in each carport and lamp posts are on and functional. The light deters criminal activity in the neighborhood and lights up each street substantially.

### **Facilities Report – Mike Flamini**

- Thank you to John Galati, Lynda McBride and Donae Patterson for help with trimming the Roses
- We have room for 4 new rose bushes if anyone would like to memorialize a Resident
- Citrus gleaning is required by April 1, 2023. This helps with keeping the rodents away and fruit can be donated to Food Banks and Senior Center
- Board is considering options on water use and grass footprint at the Clubhouse. Residents will be involved in future discussions
- Board is reviewing the repair and replacement of items identified in the Reserve study. (Pool Deck, Water line, Gates/Locks and pool auto fill line.)

### **Treasurer Report – John Galati**

- John reported on the HOA's financial activities. Monthly reports are on the website. The January checking account opening cash balance totaled \$28,812.00 with income of \$83.00 and expenses of \$5,914.00 resulting in a loss for the month of \$5,832.00. The ending checking

account cash balance was \$16,674.00. The capital reserves balance was \$27,347.00. It was noted that going forward a minimum balance of at least \$30,000.00 should be maintained. The loan balance was \$25,294.00.

- Dues notices were mailed/distributed to owners for 2023-2024 that included the increase to \$660.00
- Requested information from Board Members on what reports they would like to review and receive in the future was discussed. It was concluded that Board members will receive the monthly P&L, Balance Sheet, Budget/Actual comparison, Cash Flow Summary and Jerry's notes. Owners will receive through the website the monthly P&L, Balance Sheet and Cash Flow summary.
- Discussion on preference for reporting Fiscal or Calendar year and what best suits VMIV. Discussion tabled for future meeting.

#### **Questions from Residents**

- Residents requested interest in participating in discussions concerning grass footprint at Clubhouse and water Mandates requested by City of Scottsdale
- The Board will take all suggestions into consideration.

Jennie Vidrih moved to approve the motion to conclude the meeting and Joanie Reid seconded.

The meeting adjourned at 6:27 PM.

Submitted by Tammy Vogel for Jean Tyseling

Next board meeting to be held on February 22, 2023 at 5:30pm in the clubhouse