

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
March 8, 2023
5:30 PM

Meeting held at the Clubhouse

Board Members Present:

Jennie Vidrih, President
Joanie Reid, Vice President
John Galati, Treasurer,
Jean Tyseling, Secretary
Mike Flamini, Facility Management Director
Debra Lentz, Architectural Review Committee Chair
Tammy Vogel, Social Director

Members Absent:

Chad Kromm, Real Estate Director

Call to Order – Jennie Vidrih

Jennie called the meeting to order at 5:33 PM

Approval of Minutes – Jennie Vidrih

The Minutes of the February 8th meeting, February 21, 2023 and Executive Board Meeting of February 27, 2023 were presented. John Galati moved to approve and Mike Flamini seconded the motion. The Minutes were approved unanimously. They are available on the website: resortpark.org.

Architectural Review Committee Report: Debra Lentz

- ARC application, front yard and garage guideline are getting revised for a simpler format and should be ready by end of March.
- An ARC non-compliance fine structure is being developed.
- Rules and regulations are being revised. There are no current applications.

Facilities Reports: Mike Flamini

- Thank you to John Galati and Rob McBride for installing new Bulletin Board.
- Discussed problems with current landscaper. Does not submit invoices, return calls and texts. Mike will be sending a letter to cancel our month to month contract with landscaper. Mike

proposed Treetime Design as contractor for 2023 Palm Trimming at \$80.00 per tree. Proposed new landscaper for clubhouse grounds is Ersland Touch at \$550.00 per month.

- Both contractors have excellent reviews from VM3. Both licensed, bonded and insured.
- Mike made a motion to change current landscaper contracts and hire both Ersland Touch and Treetime Design. John Galati seconded. Motion was passed unanimously.

Real Estate Report: Chad Kromm, reported by Jennie Vidrih on behalf of Chad Kromm

- Summary of existing homes sold and for sale:
- Active listing at 4826 N. 76th Pl. asking \$500K
- Pending at 7673 E Chaparral, asking 325K
- Closed at 7743 E. Chaparral for \$375K
- Upcoming listing at 4920 N. 77th Pl.
- Chad will be reviewing and refining existing current rental process. More to come.

Upcoming Board Dates/Projects:

- Our Annual Meeting will be April 15th in the clubhouse. Business Meeting 4pm to 5pm where we will announce the election results. There will be food, games, BBQ and fun following the business meeting. Hope to see everyone there.
- Discussion regarding encouraging homeowners to consider running for the BOD. Great opportunity to learn more about our HOA, meet your neighbors and learn all the day to day running of our beautiful VM4.
- Any homeowners interested are encouraged to stay after the meeting and talk with the board.
- There will be an Orientation of new Board Members before July. New Board positions begin July 1st, 2023.

Social Activities Report – Tammy Vogel

- Tammy thanked everyone that helped contribute to the new bulletin board on Mariposa.
- The Clubhouse is being rented on March 18th. April 6-7th rented for a wedding.
- Tammy is in Planning Mode for Annual Meeting and is looking for volunteers to help with that.
- Tammy reported the Neighborhood Watch meeting was a huge success. Over 50 homeowners attended. The city will be coming back out in the next few weeks and placing several Neighborhood Watch signs around the neighborhood.
- Homeowners are asked to leave your carport lights on at night and make sure your front lampposts have working bulbs as this is the only light VM4 has.

Treasurer Report – John Galati

- February's financials recorded an opening checking account cash balance of \$16,674.00. Income totaled \$27,706.00 (included \$26,400.00 in dues, \$1,305.00 in donations plus interest). Expenses totaled \$5,550.00 resulting in a net gain for February of \$22,162.00. The ending checking account balance was \$36,220.00

- The Capital reserve balance was \$28,658.00 (included the \$1,305.00) We are trying to keep the capital reserves at \$30,000.00
- The loan balance was \$23,989.00

Jennie Vidrih moved to approve the motion to conclude the meeting and Mike Flamini seconded. The meeting adjourned at 6:15 PM.

Submitted by *Jean Tyseling*

Next board meeting to be held on April 15, 2023 in the Clubhouse.