

**Villa Monterey IV – Resort Park Association**  
**Annual Board Meeting Minutes**  
**April 15, 2023**  
**4:00 PM**

Meeting held at the Clubhouse

**Board Members Present:**

Jennie Vidrih, President  
Joanie Reid, Vice President  
John Galati, Treasurer,  
Jean Tyseling, Secretary  
Tammy Vogel, Social Director  
Chad Kromm, Real Estate Director

**Members Absent:**

Debra Lentz, Architectural Review Committee Chair  
Mike Flamini, Facility Management Director

**Call to Order – Jennie Vidrih**

Jennie called the meeting to order at 4:10 PM

**Approval of Minutes – Jennie Vidrih**

The Minutes of the March 13,2023 Board Meeting were presented. Jennie Vidrih moved to approve and Chad Kromm seconded the motion. The Minutes were approved unanimously. They are available on the website: [resortpark.org](http://resortpark.org).

**President Opening: Jennie Vidrih**

Jennie wanted to Thank all the homeowners for a strong response to our election and filling out and sending in the 55+ survey that we do every other year. We met our threshold! Also, Thank you to those who have sent their dues in early and to all the donations made.

We have upgraded our Zoom account to make participation easier with no time limit on the length of meeting. We will send out a link before the Board Meeting.

May, June, July and August Board meetings will be held with Zoom being utilized.

Jennie gave a special Thank You to Jerry Mosier as a key member of our community in recognition of all he does on the property with his time and expertise.

We appreciate all the homeowners that give of their time to help this community stay running smoothly.

**Vice President-Joanie Reid**

Joanie updated us on the Good Neighbor Committee which was created several months ago to preserve and protect the community. The goal is to act in the best interest of VMI4 and to monitor how well we are doing within the standards set forth in our governing documents. Homeowners walk the neighborhood each week and take notes of infractions such as weeds, trash cans in carports etc. Infractions may necessitate a letter sent to HO and possibly fines if not corrected.

**Treasurers Report: John Galati**

March 2023 Financial report: opening checking balance of \$36,220.00 and ending balance of \$49,137.00. Income totaled \$24,127.00 (included \$19,800 in dues and \$2400.00 home sales). \$53,160 has been collected from 80 owners as of 4/14/23. Expenses totaled \$7,491.00 and \$2,400.00 to Capital Contribution and \$1,319.00 for loan payment. Capital Reserve balance is \$31,006.00. Principal loan balance is \$22,671.00 and will be paid off in August 2024 with that money then going into the Capital Reserve account.

John mentioned the Reserve Study Analysis Report of 2021. (most recent study). He also reported on the Budget Cashflow Projections 2022-2023 thru 2024-2025. Average income vs. expense over this period was \$11,020.00. Budget assumptions of five home sales for 2023-2024 and seven home sales for 2024-2025 a 3% expense cost escalator was budgeted for utilities and maintenance/repairs We have capital expenditures of \$48,710.00. The largest portion of that is for pool deck replacement at \$25,000.00 approx. It has been at least 11 years since being replaced.

Other significant expenditures are new entry gates, security card key system and security camera system which together total \$13,000.00 approx. which does not include labor. The security cameras would be placed where people gain access to the property.

Capital project's goal is about \$50,000.00 going forward yet we strive to maintain about \$40,000.00 in the account.

We may need to consider a special assessment in order to cover all these expenses this year.

**Real Estate: Chad Kromm**

Chad introduced Candee O'Bannon who assists with the real estate documents.

Reported last calendar year, 2022 there were 15 home sales. There were five home sales forecast for 2022/2023 with four so far year to date. There are seven sales forecast for the fiscal year 2024-2025.

**Social Director: Tammy Vogel**

Neighborhood watch update: we had a great response with 50 HO coming to the neighborhood watch meeting with the City of Scottsdale. We are looking to join up with other Villa Monterey HOA's to help keep our community safer.

Tammy shared the Scottsdale Lockboxes for Seniors that provides lockboxes with key that can be used by first responders to gain access to their home in an emergency. Call 1-877-229-5042 if interested.

A reminder to “ Say Something if you See Something” as this is one of the best things you can do by calling the non-emergency phone number 480-312-5000 or 911 if you see something actively happening.

A phone tree is getting established.

Tammy wanted to Thank the people in the neighborhood who are going over and above to keep our neighborhood safe.

A big Thank you to all volunteers, sponsors and committees that have stepped up to help with numerous activities.

Thank you to Michele Kokour for arranging the Electronic Recycling event which was a success.

Donuts and coffee on the first Saturday of each month will continue throughout the summer. We currently have volunteers for May and June and have July and August open if anyone would like to volunteer for that.

Meeting adjourned at 4:50 PM.

Submitted by: Jean Tyseling

