

**Villa Monterey IV – Resort Park Association**  
**Board Meeting Minutes**  
**June 14, 2023**  
**5:30 P.M.**

*Meeting held at the Clubhouse and Zoom*

**Board Members Present:**

Jennie Vidrih, President  
Joanie Reid, Vice President-Zoom  
John Galati, Treasurer-Zoom  
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 5:30 P.M.

**Approval of Minutes – Jennie Vidrih**

The Minutes of the May 17, 2023 Board Meeting were presented. Jennie Vidrih moved to approve the minutes. The Minutes were approved unanimously. They are available on the website: [resortpark.org](http://resortpark.org).

**Real Estate Report-** Jennie Vidrih reported for Chad Kromm.

There are two active listings currently, approx. 33 days on the market. There are two pending sales and two have closed so far in June at \$400,000 and \$675,000.

**Facilities Report-**Mike Flamini gave an update on cost of outstanding clubhouse projects. Mike reported multiple estimates on the pool deck replacement, gate replacement, security card key system for gate and security cameras. After discussion it was decided that Mike would get further bids to repair and paint the pool deck and present at July BOD Meeting. Discussion regarding options for gate replacement (gate on Mariposa is rusted), security card key system for gates and security cameras. It was decided to obtain further bids for gates and security locks and to include clubhouse door and fitness room door in the bids. Mike will get further bids for security cameras

which we will install on our own at both gates. Mike will move ahead with digging out the planters near the pool deck for drainage. Cost approx. \$1,400.00.

It was decided to defer smaller repairs.

Palm tree trimming will start tomorrow for those who signed up.

**Vice President's Report**-Joanie Reid reported on the draft document for "guidelines of violations" for board review. Our HOA has not previously had such a document. This is being created so that we have clear guidelines for current and future boards.

It's important to remember that we want to maintain goodwill with our neighbors while still adhering to our governing documents.

More discussion to follow on how to get this done so that everyone on the board is involved with the ongoing process.

Orientation of new board members will be both one on one as well as meeting as a group with both old and new board members to put together an agenda going forward.

A reminder to the board that the Mulcahy website is available to help answer HOA questions.

**Social Director Report**-Tammy Vogel reported on social events in the planning stage, a July social and monthly ladies lunch, depending on the communities interest in participating.

We currently have a sign up for men and women interested in golfing. We currently have eight members signed up.

Please contact Tammy Vogel if you have interest in any of the above stated events.

We still need Sponsors for our First Saturday donuts and coffee gatherings from 9:30 until 11 at the Clubhouse for August and September.

A reminder that we will continue to have Happy Hour each Thursday in the Clubhouse at 5:30 during the summer months. Encourage your neighbors to join us and bring your favorite appetizer and drink of choice.

We would like to say a Big Thank You to both Jennie Vidrih and Chad Kromm for their hard work on behalf of our HOA.

Welcome to our three new board members, Erynn Crowley-Vice President, Liz Boyle-Architectural Review Committee Chair and Bob Kirch -Member at Large. Thank You all for taking on this big responsibility.

We have had several neighbors sign up for the Neighborhood Watch Committee.

We want to encourage vigilance regarding neighborhood watch during the summer months.

**Treasurers Report**-John Galati

John reported on May Financial Report. Total income of \$16,390.52 (primarily from dues). \$13,495 from 19 owners in dues is outstanding as of 6/9/23. Expenses totaled \$5,952.63 resulting in a net gain for May of \$10,437.89. The ending checking account balance was \$63,746.91. Short term investment options are being investigated. The capital reserves balance was \$31,787.73. The principal loan balance was \$20,033.33

First Citizens Bank approved a new 5-year loan in the amount of \$75,000.00 with an interest rate of 5.5%. Documents were signed this week.

John reported that 16 homeowners have unpaid Annual Assessments as of June 14, 2023. After June 30<sup>th</sup> there is a 10% late fee charged.

**ARC Director Report-**Debra Lentz has been working with new board member Liz Boyle who will be taking over the Architectural Review Committee Chair position (7-1-23).

There have been two inquiries regarding installing lamp posts on Chaparral.

Homeowners are reminded to have your lamp posts in working order as they are the only light we have in our neighborhood.

Good Neighbor Committee has been walking the neighborhood consistently taking a fresh look at everyone's home. If you should receive a courtesy letter of a violation of the HOA Governing Documents, we encourage you to reach out to the Board if you need help.

It was brought to the attention of the Board at the meeting that individuals are soliciting business door to door. The Board has not given permission to anyone to solicit business and furthermore, there are signs posted around the community to that affect.

**Secretary-** Jean Tyseling brought forward amending draft minutes prior to approval by the board. It was suggested and agreed upon that we adopt Robert's Rules of Order Chapter XI, Section 41:9,10,11,12 which covers Reading and Approval of Minutes. Any corrections submitted should be brought to the board and passed with a unanimous vote.

Meeting adjourned at 7:10 P.M.

Submitted by: Jean Tyseling