

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
September 13, 2023
1:00 P.M.

Meeting held at the Clubhouse and Zoom

Board Members Present:

Joanie Reid, President-Zoom
John Galati, Treasurer-Zoom
Jean Tyseling, Secretary
Tammy Vogel, Social Director-Zoom
Mike Flamini, Facility Management Director
Liz Boyle, Architectural Review Committee Chair
Bob Kirch, Member at Large

Members Absent:

Erynn Crowley, Vice-President
Debra Lentz, Real Estate Director

Call to Order –Joanie Reid

Joanie Reid called the meeting to order at 1:04 P.M.

Approval of Minutes – Joanie Reid

The Minutes of the July 12, 2023 Board Meeting were presented with one correction suggested. The Board approved the minutes as Amended.

Treasurer’s Report-John Galati

VM August 2023 Financial Report

August’s financials recorded total income of \$17,322 (included \$11,793 in legal fees reimbursement). All owners have paid their dues. Expenses totaled \$30,859 which included \$18,892 in capital expenditures. In July we spent \$2,141 on capital items totaling \$21,033 through August. This was paid through capital reserve funds. The three major projects remaining are the clubhouse entry gates, keycard system and pergola. The checking account balance was \$64,456, the capital reserves balance was \$73,327 and the principal loan balance was \$72,828.

Projects Update-Mike Flamini

- The pool deck and drainage basin were completed in August.
- Gates and Keypad Systems have had some technical issues and we are working with Arco to correct those.
- We are currently out 45-60 days for the new Keypad system and 3-4 weeks for the new gates to be installed.
- Discussion regarding rekeying the current locks and/or adding restrictive locks that cannot be reproduced however, the cost and time involved to do these would be prohibitive and ultimately not accomplish the purpose of tracking who is coming and going onto the Clubhouse grounds.
- Cameras to be installed within 30 days. One on the front gate and one on the back gate. Signs for the cameras will also be installed-For Residents Only with approval.
- Orange trees have been removed. Mike and ARC will create three renderings for a shade area near the pool in keeping with the architecture of the Clubhouse that will be presented to Homeowners and Board at a Board Meeting when completed. To be approved by the Board.

Real Estate Report- Joanie Reid for Debra Lentz

Real Estate status as of September 6, 2023

- Total number for Sale in all of Villa Monterey 5 on market/2 coming soon.
- Total number for sale in VMIV: 3:
4944 N. 78th St 1440sf at \$381.88sf., 4919 N. 77th Pl. 1440sf at \$451.39sf., and 7607 E Chaparral 1890sf at \$351.85sf.
- Number of VMIV closings July-August: 1 sold for \$402,000/1440sf
- Average \$ per SF for all homes currently on market is \$374.52

ARC Report-Liz Boyle

- Liz and Erynn are working together to create an ARC committee of homeowners. Any homeowners interested in volunteering to be on the ARC committee please contact either Liz Boyle or Erynn Crowley.
- ARC is looking at creating an information sheet for new homeowners letting them know that they are stewards of an architectural significant property.
- Planning to reach out to the HPC representative for the City of Scottsdale to see if there are any types of grants available to fund wrought iron reproductions of the original iron works that were on the houses.
- There are currently four or five applications for architectural requests.

Social Director Report- Tammy Vogel

- October, November and December bring the holidays and along with that the need to decorate the Clubhouse. We need volunteers to help decorate for each holiday coming up. Please contact Tammy if you can help with any decorating for the holiday months ahead.
- A reminder that coffee and donuts are on the 1st Saturday of each month, 9:00 A.M. in the Clubhouse.

- We may join VM III for a GAIN event on October 14, 2023. Waiting for confirmation.
- We will have events in Oct., Nov. and December, dates to be determined.
- We are looking forward to our semi-annual Carport Sale which is going to be held in November, date to be announced. This sale will be a community wide sale and include all the HOA's in Villa Monterey.

Good Neighbor Committee- Joanie Reid

- The Chairperson for this committee is Pat Slagle. Committee members are: Liz Boyle, Myrna Weinstein, Pat Slagle, Debra Lentz and Erynn Crowley. Pat is putting together a packet with guidelines for rules and regulations for each committee member.
- The committee will be walking the streets of VMIV twice a month, and submitting their findings to the President of the Board on the 1st and 3rd Fridays of the month.

Shared Drive-Drop Box- Joanie Reid

- Joanie will research the cost to get Dropbox so that the Board, but not limited to the board, can consolidate information in one location including the findings from the Good Neighbor Committee.

Open Forum-Joanie Reid

- Where are we at with the pigeon problem? Mike shared that he had Pigeon Pros come out and had a drone go over and look at where the pigeons are hanging out. Still waiting for the proposal from them. A homeowner put some chicken wire up one of the eaves and that has helped. We can also try stretching wire across the parapet as that makes it difficult for them to perch.
- Hose bibs and outdoor shower still to be repaired.
- Bob Kirch mentioned the Labor Day event that happened in our neighborhood that was addressed in the last bulletin. SPD stated that they are patrolling the whole area and we need to call them if we see anything. We have to remain vigilant and if something doesn't feel or look right to call SPD. A reminder that as people come back into the community for the winter there may be more transients in the neighborhood. ** If you See Something, Say Something!**
- A homeowner shared their concern about packages being stolen from carports. No one at the meeting had had anything taken.
- There was discussion with the homeowners present about recovering some of the furniture in the Clubhouse. There is a homeowner in VMIV who has offered fabric and also artwork for the walls in the Clubhouse all at no cost.

Meeting adjourned at 2:15 P.M.

Submitted by: Jean Tyseling

