

Villa Monterey IV – Resort Park Association

Board Meeting Minutes

November 8, 2023

5:30 P.M.

Meeting held at the Clubhouse and Zoom

Board Members Present:

Erynn Crowley, President
John Galati, Treasurer-Zoom
Jean Tyseling, Secretary
Mike Flamini, Facility Management Director
Bob Kirch, Member at Large
Liz Boyle, Architectural Review Director
Debra Lentz, Real Estate Director

Members Absent:

Tammy Vogel, Social Director

Call to Order –Erynn Crowley

Erynn Crowley called the meeting to order at 5:31 P.M.

Approval of Minutes – Erynn Crowley

The Minutes of the October 11, 2023 Board Meeting were presented and approved by The Board.

Treasurers Report- John Galati

October's financials recorded total income of \$131.00 Expenses totaled \$7894.00. There were no home sales recorded in October. Legal fees totaled \$1421.00 for which we anticipate full reimbursement. In October \$421.00 was spent on capital expenditures that was covered from the capital reserve fund. The total capital expenditures for this year totaled \$22,387.00.

The checking account balance was \$41,877.00, the capital reserves balance was \$72,603.00 and the principal loan balance was \$70,591.00.

The Annual Report for 2022-2023 FY was completed and submitted. The 2022-2023 year-end financial reports were validated. The Mulcahy Law Firm has been designated as our statutory Agent with the AZ Corporate Commission.

Reminder: Our financials are on the website.

Facility and Maintenance Report-Mike Flamini

- Security cameras have been installed on Mariposa and Northland gates monitoring the Clubhouse. A Big Thank you to Jerry Mosier for installing these.
- Prework involving electrical and broadband is being done for installation of new gates. \$6000.-\$7000 in savings by doing this prework ourselves.
- New gates will be installed after prework completed. Should be done by end of year.
- Electronic gate access system to be implemented once new gates installed.
- Pergola is being designed to provide shade near west side of pool area.
- Pool will be drained in January for cleaning and pebble tech repair. Spa will still be working.
- Winter lawn that was seeded in late October has successfully germinated.

Real Estate Report-Debra Lentz

- Total houses for sale in all Villa Monterey:16. Average price per sq. ft. \$354.
- Price Range: \$359,900.00-\$795.00.00
- VMIV homes for sale: 4, including 1 under contract. Average price per sq. ft.\$368.
- Price Range: \$510,000. -\$629,000.
- Closed 10-18-2023: 1 property at \$517,000 list price of \$549,000.
- Reminder: To clarify our CCR's, one person over 55 must occupy home, not purchase home. A person under 55 may purchase home but cannot occupy until they turn 55.
- HOA is cracking down on misrepresentation by the homeowner of the use of the property.
- Reminder: Property must be owned for 18 months before rented out. One lease is allowed during 12 month period.

Good Neighbor Report-Erynn Crowley

- An educational bulletin about common maintenance issues was sent out to the community as a reminder.
- Reminder: Check outdoor light bulbs, clean up yard, carport and weeds.
- Reminder: Need ARC approval if doing anything on the front of house.
- Reminder: Lamp posts are our only light source.

ARC Report- Liz Boyle

- ARC Committee has been working with Good Neighbor Committee regarding possible infractions.
- First warning letters to be sent to chronic offenders and those who have disregarded other warnings.
- Reminder-Keep façade as original as possible as we have been designated a historical community.
- Reminder-Need approval for paint, shutters, window frames and changes to front yard.

Social Director Report/Neighborhood Watch Report-John Galati for Tammy Vogel

Neighborhood Watch Report

- October 14th Attended an event with City of Scottsdale and VM III. Those present included Police, Fire, Waste Management, City Council Members and the Mayor. All stressed the importance of keeping our city safe.
- Reminder: Call non-emergency SPD number if you see something out of place in neighborhood.
- Reminder: Be aware of scam artists coming to your door or on the phone.

Social Report

- Check out the latest email bulletin which is also on the website (resortpark.org).
- November 16, 2023 Turkeylicious Potluck at the Clubhouse. Bring side dish and your own beverage.
- Reminder: Happy Hour every Thursday at 5:30 P.M. in the Clubhouse. Bring your own appetizer and beverage.
- Calling All Volunteers: We need volunteers to decorate the Clubhouse for the Holidays! Email: info@resortpark.org attn. Tammy Vogel.
- Decorate your lamp post contest for the Holiday. December 18th Judges will award prizes for 1st,2nd and 3rd place. Email Tammy with questions at info@resortpark.org.

Old Business

Neighborhood Directory: Jean Tyseling

- Plans are underway to set up a "Members Only Page" on our website where the HOA Directory can be accessed and kept up to date regularly. We will have paper directories available for those who don't have internet access but they will only be updated yearly.
- Debra has been updating our rental info. If you have a rental property please contact Debra Lentz or Jean Tyseling.

Nominating Committee Report (Board Vacancy)-John Galati and Tammy Vogel

- John Galati made a motion to elect Erynn Crowley as President. Motion Passed.
 - John Galati then made proposal to wait until we have roles and responsibilities updated to nominate a 9th Board Member. Discussion followed.
 - Debra made a motion to move forward and fill the vacancy on the Board. 2 opposed. Motion Passed.
 - Nominating Committee for the 9th open Board position will be John Galati, Tammy Vogel and Jean Tyseling.
- Proposed Board member roles and responsibility changes-John Galati**
- Bob moved to finish the review of John’s proposed roles and responsibilities of Board Members within 30 days. Motion Passed.

New Business

- Complaints about dogs on Clubhouse grounds
- Remove “No Pets” sign on Mariposa gate. We have posted Yappy Hours for our furry friends. Mike will have new signs made for both gates.

Open Forum-

Homeowner shared that there was a sheet created naming all the responsibilities in the community not just those related to Board positions.

Homeowner shared their concern about safety in our community. Reminder to call SPD non-emergency number for information on crime in the area and/or call Neighborhood Watch. SPD patrols our community diligently.

Meeting adjourned at 6:35 P.M.

Submitted by: Jean Tyseling