Meeting held at the Clubhouse and Zoom
Board Members Present
Erynn Crowley President
John Galati, Treasurer
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:
Debra Lentz, Real Estate Director
Liz Boyle- Architectural Review Director

Call to Order –Erynn Crowley called the meeting to order at 5:30 p.m.

Approval of Minutes – Erynn Crowley
The Minutes of the November 8, 2023 Board Meeting were presented and approved.

Erynn Crowley wanted to Thank everyone for keeping things going throughout this period of transition on the Board.

Treasurer's Report-John Galati
November's financials recorded total income of $12,402. There was one home sale recorded in November resulting in a reserve contribution of $1,320. Late fees & fines received totaled $1,821 and $8,716 was received for legal fee reimbursement. Expenses totaled $13, 227. In November $3,822 was spent on maintenance /repairs, $3,237 for insurance, $1,421 for legal and $2,989 for utilities. Net income was $825.
The checking account balance was $38,894, capital reserves balance was $73,654 and principal loan balance was $69,529.
Clarification was provided regarding the allocation of late fees/fines which are deposited in the general operating checking account. Home sale assessments are placed in the capital reserve account. As of today, $23,533 has been spent on capital projects. It is projected that an additional $20,000 will be spent on capital expenditures through the remainder of the year. The total amount estimated to be spent on capital expenditures by year end is around $43,000. The loan proceeds

after initial loan payoff netted $55,785: resulting in about $13,000 remaining in the capital reserve account by year end.

Projects Update-Mike Flamini
- As of today, December 13, 2023 the following projects have been completed:
Cool deck resurfaced, cement pad poured for the new pergola and orange trees removed, security cameras installed, Zoom software and system installed, power and networking cabling run to Mariposa and Northland gates.
- Started work on upstairs for tools and storage.
- The following projects will be completed in the new year:
Pergola (estimate of $2,500), new gates (estimate of $4,800), keycard system (estimate of $8,500), Pigeon treatment along roof and tile (estimate of $1,800).
- Pool plaster repair-will drain pool to repair in January.
- We are on budget regarding repairs/updates done. We are awaiting final estimates for upcoming capital expenditures.

Real Estate Report- Erynn Crowley for Debra Lentz
- Real Estate status for month of November 2023- Total houses for sale in all Villa Monterey 13. Average days on market:45, average price per square foot: $354, price range: $369,000-$749,000.
- Closed in November (all of Villa Monterey): 5, average price per square foot: $282 and average days on Market: 96
- Villa Monterey IV- Average price per square foot: $351, price range: $510,000-$629,000, average days on market: 83. One property closed in December that will be on the next report.
- Reminder: If you intend to sell your home please check our website for the "Intent to Sell" document that must be filled out and returned to the office.

Social Director Report- Tammy Vogel
- Thank you to all the volunteers that helped clean up the upstairs and decorated the Clubhouse for the holidays!
- Update on Lamp posts decorating and Cocoa crawl. The Cocoa crawl will be on December 18th at 5:30 p.m. meeting at the Clubhouse before we walk, bike or drive looking at all the lamp posts in the neighborhood. Five owners will have refreshments in their carports to share with all those participating. We will return to the Clubhouse by 7:30 p.m. where the judges will choose the winners and prizes awarded!
- Book Club- Looking for someone interested in leading this club. Hoping to get this started in January.

- Bulletin Board- Asking for volunteers to help maintain the bulletin boards outside the entrances of both gates. Also, if you have any suggestions as to what you would like to see on the bulletin board's please contact Tammy at: info@resortpark.org.
- Please check out the new Members Only page on our website as it now has City of Scottsdale Links to such things as the city Library, bulk collection, recycling, trolley routes etc.
- We are updating the Clubhouse rental agreement and it will be posted to the website when completed.

Old Business
- Nominating Committee Report/Recommendation- Tammy Vogel reported that after speaking with multiple owners regarding the open Vice President position on the Board, Brett Nelson stepped up to fill this position. Tammy Vogel made a motion to nominate Brett Wilson to fill the position of Vice President, Bob Kirch 2nd. Passed unanimously.
- Directory Update- Jean Tyseling reported that we now have our Member Directory on our website in the Member Only/ Resources page.   You will need a password to access the Directory which we will send out by email when we finalize all the owner's information. Once we provide you with the password we will ask you to go online to: resortpark.org and make sure we have your correct information.
- Board Member Duties/Responsibilities Update/Status- John Galati reported that a listing of board duties and responsibilities has been developed that recorded specific tasks performed by board members. This was in addition to the general duties contained in the association by-laws. This will be a work in progress as duties are changed to avoid duplication of effort and assure proper follow-up on various activities.

Open Forum
- John Galati reminded us that funds acquired through fines go into the Operating Budget and Real Estate fees to Capital Improvements.
- The Pergola will be ~ 18' by 12' and we will need volunteers to help set it up in February or March of 2024.

Meeting Adjourned at 6:08 P.M.

Submitted by: Jean Tyseling