

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
February 14, 2024
3:00 P.M.

Meeting held at the Clubhouse and Zoom

Board Members Present

Erynn Crowley President

Debra Lentz

John Galati, Treasurer

Tammy Vogel, Social Director

Mike Flamini, Facility Management Director

Liz Boyle, Architectural Review Committee Chair

Bob Kirch, Member at Large

Brett Wilson, Vice President

Absent: Jean Tyseling, Secretary

Call to Order: The President called the meeting to order at 3:00 p.m.

Approval of Minutes: The Minutes of the January 15, 2024 Special Board Meeting were approved through proper motion with one correction that under next steps the Board approved the 10% dues increase.

President's Report: Appreciation was expressed to all volunteers that have helped with projects and events. Plans are underway to review and modify the Rules and Regulations as needed. The VP has taken the lead for this endeavor.

Treasurer's Report: It was reported that January's financials recorded total income of \$10,292 with no home sales recorded yet received \$4,356 in early dues payments and a \$1,000 donation. Expenses totaled \$11,039 that included \$1,698 for club house and \$3,183 for pool capital expenditures. Net income was unfavorable by (\$5,629). The checking account balance was \$26,281 with the capital reserves balance at \$70,276 and the principal loan balance at \$67,300. It was reiterated that fine payments received are deposited in the operating account. Vendors were selected for the gate replacement with a cost increase from their initial estimate of \$3,800 to \$5,600 (\$4,500 budgeted) and the key card system for \$6,234 (\$8,500 budgeted). Lead times on the gates is between 5-7 weeks. Wood costing about \$1,700 for the pergola was delivered on 2/5/24 (\$2,500 project budget). Arrangements are underway to address the pigeon problem with a budget of \$1,800. Unfortunately, roof damage was identified that may have led to the ceiling leaks in the club house. Repair estimates will be obtained. Once we know the cost we can determine if an insurance claim will be made. There is a \$2,000 deductible for storm/weather related damage vs. age and normal wear and tear which is not covered.

Facilities & Maintenance Report: The following projects were reviewed with further details contained in the attached Facilities & Maintenance Report:

- New gates and electronic gate access system with delivery will be in about 5 weeks.
- Construction of the new poolside pergola is underway.
- Club House minor repairs completed yet ongoing.
- Reminder, that all citrus is to be picked from VM4 trees prior to April 1 to help prevent rodents.
- Reserve Analysis update considerations
- Clubhouse emergency roof leak repair.

Real Estate Report: In all Villa Monterey house sales consisted of 12 Active/3 coming soon/1 under contract); price range \$425,000-\$750,000. Closed properties for VMIV consisted of 3 houses for sale with an average price range between \$499,000-\$599,900. As a reminder property must be owned for 18 months and one lease in a rolling 12-month period. The CCR' specify that one person over 55 must OCCUPY the home, not PURCHASE the home. A person under 55 may purchase the home but cannot occupy it until they turn 55.

Architectural Review Committee:

- Working with the Good Neighborhood Committee reviewing areas of concentration.
- Looked at all homes regarding paint choices. Goal is to increase the prestige of VM home frontage plans.
- Upcoming art show for all VM communities with art by local artist to be placed on exhibit/sale in the club house. Date to be determined.

Social Director Report-

- Chili cook-off Thursday 2/15/24 with 6 entries at 5:30 pm in the Club House.
- Citrus collection to be announced with donated fruit to be made available to the VM community(s).
- The 2/29 Happy Hour theme will be to bring a pitcher of your favorite citrus cocktail to share and a customary appetizer.
- Reminder doughnuts are served at the club house the first Saturday of the month with March, April and May being sponsored. Volunteers needed for June on.
- Annual meeting is scheduled for April 6, 2024 with the meeting followed by a BBQ and games. Details to follow.
- Donation are always accepted including the recent donation of high-top table and chairs.
- Recent city financial seminar was attended with law enforcement presentation. City police department offered to conduct an education program for communities on financial scams with a date to be determined.
- Neighborhood Watches has reminded owners to keep outside lights on at night, lock home and vehicle doors. Remind workers to also secure their vehicles and equipment/materials.

New Business: Board member election ballot and by-law modification.

- The Nominating Committee is preparing the ballot for distribution to owners by March 1, 2024 in preparation for the 4/6/24 Annual Meeting.
- Current board member staggered terms along with lack of interest from community members to serve has not worked. After discussion, the board through proper motion approved to change the by-laws with current 9 board members serving one-year terms with positions served being listed on the ballot. At this time there is one vacant board position open for Secretary. Anyone from the community interested in this position should contact Tammy V. or Brett W.
- Board education sessions, in person and zoom, are offered free by the City of Scottsdale in cooperation with local attorneys. Mulcahy Law is our attorney of record and participates in these sessions. The information is valuable for board and community members as well. Contact John for additional information.
- A citrus collection/distribution event is being planned for all VM Monterey to participate. If interested in volunteering to assist with this event contact Mile F. Carol from VM II offered to help.

Open Forum: Concern was expressed regarding the single room rentals on Chaparral that have affected parking. Owners often use the website to advertise rentals. The board will investigate and obtain additional information. Debra L will follow-up. Concern was also express regarding a business operation out of a residence that affects street parking and unnecessary traffic within the community. The board is already looking into this situation for resolution.

Adjournment: There being no further business the meeting was adjourned.

Respectfully,
John Galati