

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
March 13, 2024
5:30 P.M.

Meeting held at the Clubhouse and Zoom

Board Members Present:

Erynn Crowley, President
Brett Wilson, Vice-President
John Galati, Treasurer
Jean Tyseling, Secretary
Tammy Vogel, Social Director
Debra Lentz, Real Estate Director
Mike Flamini, Facility Management Director
Liz Boyle, Architectural Review Committee Chair
Bob Kirch, Member at Large

Members Absent:

Jean Tyseling, Secretary

Call to Order –Erynn Crowley Called the meeting to order at 5:30 P.M.

Approval of Minutes –

The Minutes of the December 13, 2023 and February 26, 2024 were presented and approved. The Minutes of February 14, 2024 were approved with two corrections as Amended.

President’s Reports- Erynn Crowley

- Thank you to volunteers and Board Members for all the great work.
- Acknowledged resident questions sent via email on liability insurance/safety for volunteers. Board takes volunteer safety very seriously. Details in Treasurer’s and facility Maintenance Reports.
- Reminder to remove weeds/cut back any dead/dry vegetation and get ARC approval before doing improvement in front yard.
- Reminder to have citrus picked by April 1st.
- Annual Meeting coming up on April 6th.
- Board Ballots out now-vote by mail, drop off or return at Annual Meeting.

Treasurer’s Report-John Galati

February’s financials recorded total income of \$33,958.00 that included one home sale at \$1,320.00, \$29,770.00 in early dues payments and \$1,800.00 in late fees/fines. Dues payments to date total \$34,126.00 or 33%. Expenses totaled \$16,825.00 that included 50% down payments for roof repair (\$3552.00), new gate replacement (\$2800.00) and new card access system (\$3117.00) totaling \$9,469.00. Net income was favorable by \$17,133.00.

The checking balance was \$49,170.00, capital reserves balance was \$63,402.00 and principal loan balance was \$66,183.00. Work is underway for the 2024/2025 budget, capital project three year plan and recording volunteer hours/rate equivalent for work performed.

- Discussion regarding Clarification of insurance for volunteers. We have two million per occurrence, four million aggregate and medical expenses up to \$10,000.00 per incidence. We have Directors and Officers and building coverage for two million with a deductible of \$2,000.
- We have individuals that are not able to volunteer and have made donations to the HOA. We have received anonymous donations from two individuals for \$10,000 to our association, directed to the capital reserve fund, that will be reflected in the March financials. They have been appreciative of all the repairs, improvements and volunteer effort they have witnessed. Erynn will get with Jerry to properly acknowledge the donation.

Projects Update-Mike Flamini

- New gates at Northland & Mariposa are scheduled to be fabricated by 2nd week of April. Once gates are completed, we will coordinate with Access Professionals for installation of electronic card key access system.
- Roof repairs and maintenance will be underway soon. Waiting for a start date from Sunvek.
- Pigeon deterrent work underway at Clubhouse including power washing and installation of owl decoys and guide wires. Pigeons have been living in the eaves for years and is heavily soiled with droppings. We are seeking estimates to have the soffit replaced with new plywood.
- Perimeter clubhouse wall is being scraped of peeling paint and paint touched up.
- Discussion regarding the work that was done upstairs in the clubhouse. Clean up of unused material and organization of what was left. The walls above the pool area were drywalled and locking door added. Sink put in to wash out paint brushes. Work size benches were put in for storage of tools, materials and supplies to give volunteers a place to keep tools. Nothing structural was done other than one partition wall and a few electrical outlets installed.

Real Estate Report- Debra Lentz

Real Estate status for February 2024

- Total number for Sale in all of Villa Monterey 16
- Total number for sale in VMIV: 3: + 1 TOM
- Average \$ per SF for Villa Monterey: \$338.00 and VMIV: \$343.00.
- Average days on Market Villa Monterey: 75 down from 110/January. Average days on Market VMIV:133 down from 135/January.
- Price range Villa Monterey: \$349,900-\$749,500 and VMIV: \$469,00-\$549,000.
- Reminder: To clarify our CCR's....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.

ARC Report-Liz Boyle

- Reminder that residents need to submit the ARC appropriate applications when making changes to the front of their homes.
- Discussion regarding the architect Ralph Haver who designed our homes which in turn attracts a higher value for our homes. In order to be designated a historic district, 75% of homes must maintain their historic character. Also, architecturally significant homes typically have a 12% higher value than surrounding properties.
- Reminder that we have an established protocol for paint, window frames and landscaping and modifications of any kind to the front visible portion of VMIV homes. The goal is to maintain the integrity of our historical designation.

Social Director Report- Tammy Vogel

- Book Club-: meeting is March 22, 2024. If interested please contact Tammy at: info@resortpark.org.

- Neighborhood Watch: We are hoping to partner with VMIII for a joint meeting with the SPD on the most common scams and how those scams affect people. Waiting to hear back from SPD on a date for that.
- Bulletin Boards: We do change those out with the most current information and looking for a volunteer to help keep those updated.
- Picture contest: Please submit your photo by April 1st by dropping in office with your name on it. We will display the photos submitted in the Clubhouse.
- Annual Meeting Activities: The Annual Meeting will be held April 6th. There will be games and lunch served out on the lawn after the meeting.

Old Business

- Rules and Regulations Review and Update Underway. We currently have a committee of four Board Members and two residents working to update the Rules and Regulations.
- Board Election/Ballots and Annual Meeting on April 6th.
- The day will start with coffee and donuts at 10:30 A.M. with the Board Meeting at 11:00 A.M.

New Business

- Funds for Pigeon Abatement/Deterrent. Mike F. made a motion to approve the repair up to \$5,000. Motion approved.
- Expanded Paint Color Options. Liz made motion to approve expanding approved paint colors for the HOA to the full range of colors already approved by the City of Scottsdale for the Villa Monterey Historic District. Motion was approved.

Open Forum

- A wide variety of topics were raised and discussed, including but not limited to, traffic on Chaparral, parking issues along Chaparral, rental properties, general property maintenance and enforcement issues.

Adjourn

- Meeting Adjourned at 6:30 P.M.

Submitted by: Jean Tyseling