

Villa Monterey IV – Resort Park Association
Board Meeting Minutes
May 1, 2024
4:00 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
Bob Kirch, Director at Large
Liz Boyle, Director of Architectural Review

Call to Order –Erynn Crowley called the meeting to order at 4:00 P.M.

Approval of Minutes

Minutes of April 6, 2024 were Approved as amended. Minutes of April 19, 2024 were Approved.

President’s Report- Erynn Crowley

Welcome and Thank- you for coming.

Vice-President’s Report-Brett Wilson

- Thank you to the Rules and Regulation Committee, including owners Myrna Weinstein and Joanie Reid, along with Board Members Bob, Debra, and Jean for their work on this update.
- We have met six times since March and are currently on revision seven of the document update. The last update was in October 2020.
- We hope to have the document ready for full Board review at the June Board meeting. If you have any questions, thoughts or concerns please let us know.
- A few of the revisions we are looking at include, but not limited to, front yard lamp posts, vehicles allowed in carports, vehicles allowed to park on street up to 72 hrs.

Financial Report-John Galati

- Financial Report through April 29. 2024
- April financials recorded total income of \$14,205. Expenses totaled \$11,172. New income was favorable. Capital expenditures totaled \$4,419 (Clubhouse \$3,552 and grounds \$866). Dues outstanding totaled \$49,368.00 from 68 owners. Reminder notices to be sent in June. Checking account balance: \$54,200, capital reserves balance \$68,873 and principal loan balance \$63,913.
- Thank you to all that donated to the doggie waste collection container. The cost of the device has been covered through the donations.
- Projected expenditures through the end of June total an additional \$8,900 that include office window repair (\$600), ramada roof repairs (\$2000), kitchen/office chiller repairs (\$2500) and lower roof tiles (\$3,800). At this

time, it is recommended we approve spending the \$8,900 before summer and while we still have some volunteers present to assist with the projects.

- Discussion of Proposed 2024/2025 Budget Summary, including Savings from volunteer labor and Donations. Please see attached Budget Summary and Volunteer labor and Donations.

Facilities and Maintenance Report-Mike Flamini

- Roof work completed in April, cost \$7,200, 5 year no leak guarantee with a 1- year annual check.
- New Pedestrian Gates are built and installed at Northland and Mariposa. Gate cost \$4,200.
- Electronic Access with card keys security systems on hold until corrections made to Mariposa gate.
- Doggy waste station installed and in use. The \$240 cost covered by donations.
- Pigeon remediation work seems to be very successful. Nearly zero pigeon sightings.
- Palm tree trimming to be done by Treetime Design last two weeks of June. Palms must be trimmed by July 1st. Cost will be \$90.00 per tree. Contact Mike if you want your trees trimmed by Treetime.

Real Estate Report-Debra Lentz

- Report for April 2024 as follows:
- Total for sale in all VM-13 and VMIV-2. Average price per sq ft. VM-\$347 and VMIV-\$314.
- Average days on market VM-85 and VMIV-115.
- Price range VM-\$349,000-\$599,999. Price range for VMIV \$470,000-\$599,900.
- Closed properties VM-5 and VMIV-2, bringing CCF to HOA: \$2,640.00
- Property Class on 2025 Maricopa County tax valuation- we are not #6-Historic Residential or #8 Residential/Commercial Historic. To have these classifications, Federal funding is involved with Historic status.

ARC Report-Liz Boyle

- We had several applications approved this month.
- Renovations on 7743 E. Mariposa are underway. We are working with the contractor/owner regarding historical integrity of home and Rules and Regulations of our community.
- Have been researching resources that could possibly provide reproductions.
- 75% of homes should be as original as possible in order to maintain our historical standing.

Social Activities/Neighborhood Watch Report-Tammy Vogel

- An email was sent out today with the May activities listed and is also on the website at: resortpark.org.
- Reminder that Yappy Hours changed today, May 1st for the summer.
- A few of the activities listed for May are as follows: Happy Hour every Thursday at 5:30 P.M. The theme for May 2nd is Kentucky Derby, and May 9th, Cinco de Mayo.
- May 25th will be decorating your lamp post in remembrance of those who have served. Joanie offered to supply small flags for everyone's lamp post for Memorial day through July 4th. Volunteers needed to put up and take down the flags on each home.
- May has been designated Yard Sale month. Pick a weekend in May for your sale. If you need signs, contact Tammy at: infor@resortpark.org
- The new VMIV Book Club will continue meeting through the summer. If interested please send your name, email address and phone number to: info@resortpark.org, subject line: Book club member.
- Reminder: neighbors are leaving so please watch out for those homes while neighbors are away. SPD offers a Free vacation watch program. To sign up visit the link below:
<https://www.scottsdaleaz.gov/police/vacation-watch-request>.
- Reminder: Donuts and coffee in the Clubhouse 9-11 a.m. the first Saturday of each month.

- Discussion on Pool area etiquette which is found in detail on the new Key card form signed by Owners.
- New development and revised plan with new gates and key card security system. Gates will be finished this weekend and key card system installed on Monday, May 6th. Tuesday May 7th we will begin handing out new Key cards. Mariposa gate will be locked until new system installed. A lockbox has been placed on the Northland gate with a key to enter the Clubhouse grounds until Tuesday.

Budget Work Session

- Complete pool remodel of approximately \$100,000, is not on the capital reserve study. When the recent resurfacing was done on the pool more problems were discovered which then necessitated adding this item to list of capital projects. Estimate of three to seven years before this needs to be done. Pool is over 60 years old.
- Discussion regarding reports and projection for 2024/2025. Motion made and approved to authorize \$8,900 to complete project expenditures through end of June including, \$600 office window repair, \$2500 kitchen/office chiller repairs, \$2000 ramada roof repairs and \$3,800 lower roof tiles.
- Reminder to Homeowners that assessments need to be paid in full by July 1st.
- Discussion regarding tracking donations. Motion was made and approved to grant authorization to a Board member to act on behalf of the HOA in accepting and managing a donation or sponsorship gifted by the VMIV Resident for the completion of a specific designated donation. The Board member shall be responsible for ensuring the donation is utilized in accordance with the intent of the donor. Throughout the process, the Board member will keep the Board apprised of progress of the project through completion.
- Discussion regarding ways to increase revenue/capital reserves. Some but not all suggestions include: increase of Homeowner sales and transaction fees, explore other HOA's to see what they are charging, (would need to have a vote of all Homeowners to change CCR's), involve Homeowners in the process to raise funds. Create a committee to consider all options of increasing funds for capital reserves after the new Board takes effect.
- Motion made to approve the Budget as presented. Motion Passed.
- Discussion regarding adhering to the approved capital improvement list and being cautious with further spending.
- Reminder: Volunteers and Donations have saved the HOA almost \$50,000 this fiscal year. We will continue to document the volunteer hours of labor.

Open Forum

- A Homeowner had a question about decorating the lamp posts. Tammy will put someone in charge of it.

Adjourned at 5:56 P.M.

Submitted by: Jean Tyseling

Resort Park Association, Inc.

Budget Projections and Cashflow Summary
July 1, 2024 - June 30, 2025

Revised: 9/1/2024

Month	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Totals
Opening Checking Account Balance	70,183	64,758	61,971	51,506	44,066	31,839	22,639	14,403	32,899	50,142	59,961	67,462	-
Deposits													
Total P&L Income	5,203	5,715	220	118	2,012	15	40	27,748	27,319	17,972	16,325	13,906	116,594
Transfers from Capital Reserve ¹	-	-	3,600	3,200	1,000	-	-	1,200	3,200	1,000	-	-	13,200
Total Deposits	5,203	41,929	3,820	3,318	3,012	15	40	28,948	30,519	18,972	16,325	13,906	129,794
Withdrawals													
Total P&L Expenses	(7,996)	(7,497)	(11,477)	(9,572)	(12,597)	(8,020)	(7,375)	(8,947)	(10,611)	(7,932)	(7,594)	(6,669)	(106,288)
Capital Contributions ²	(1,452)	(1,452)	-	-	(1,452)	-	-	-	(1,452)	-	-	(1,452)	(7,260)
Short Term Liabilities ³	(1,154)	(1,159)	(1,165)	(1,170)	(1,176)	(1,181)	(1,187)	(1,192)	(1,198)	(1,203)	(1,209)	(1,215)	(14,209)
Total Withdrawals	(10,603)	(10,108)	(12,642)	(10,742)	(15,225)	(9,204)	(9,562)	(10,139)	(13,260)	(9,136)	(8,803)	(9,336)	(127,757)
Ending Checking Account Balance	64,758	61,971	51,506	44,066	31,839	22,639	14,403	32,899	50,142	59,961	67,462	72,007	-

¹ Transfers from Capital Reserves for funding capital improvement projects

² Includes Capital Contributions from VMV home sales and balance of unallocated cash after all operations expenses are paid

³ Loan principal payments

Opening Capital Reserve Account Balance	62,940	64,417	65,889	62,307	59,123	59,589	59,603	59,617	58,430	56,897	55,715	55,735	-
Deposits ¹	1,477	1,472	18	16	1,466	14	14	13	1,467	18	20	1,477	7,472
Withdrawals - Capital Expenditures ²	-	-	(3,600)	(3,200)	(1,000)	-	-	(1,200)	(3,200)	(1,000)	-	-	(13,200)
Ending Capital Reserve Account Balance	64,417	65,889	62,307	59,123	59,589	59,603	59,617	58,430	56,897	55,715	55,735	57,212	-

¹ Includes Capital Contributions from VMV home sales, accrued interest, and balance of unallocated cash after all operational expenses are paid

² Funding for capital improvement projects

Total ASSETS - All Accounts - Opening Balance	133,122	129,175	127,860	113,813	103,188	91,428	82,242	73,720	73,720	91,328	106,839	115,675	123,197	--
Total ASSETS - All Accounts - Ending Balance	129,175	127,860	113,813	103,188	91,428	82,242	73,720	73,720	91,328	106,839	115,675	123,197	129,219	--

Resort Park Association

Major Capital Expenditures (Actuals and Projected for 2023/2024)

Revised 10/01/2024

Capital Expenditures		BUDGET	ACTUALS	DIFFERENCE	Remarks
R	Hot Water Heater (Restrooms)	\$ 1,000	\$ 741	\$ (259)	Savings from volunteer labor
R	Pool/Spa Deck Resurfacing	\$ 13,250	\$ 14,180	\$ 930	As planned and included in Reserve Study - (Temporary Repairs)
I	Key Card System network and power Installation	\$ 3,000	\$ 895	\$ (2,105)	Savings from volunteer labor
I	Key Card System equipment and Installation	\$ 7,000	\$ 6,424	\$ (576)	As budgeted
I	New entry Gates (Mariposa and Northland)	\$ 5,500	\$ 5,600	\$ 100	As budgeted
I	Planter conversion to drainage basin	\$ 1,400	\$ 1,400	\$ -	As budgeted
I	ZOOM conferencing camera and speakers	\$ 1,000	\$ 406	\$ (594)	Savings from volunteer labor
I	Security Camera System	\$ 850	\$ 974	\$ 124	As budgeted
I	Lap Top - (ZOOM conferencing system)	\$ 600	\$ 435	\$ (165)	Savings from volunteer labor
I	Upstairs electrical/AC/shelving/lighting	\$ 600	\$ 2,163	\$ 1,563	Project expanded to include a larger section of upstairs
I	Cement pad for pergola	\$ 2,000	\$ 3,000	\$ 1,000	Under projected cost of installation
I	Pergola construction materials	\$ 4,500	\$ 3,772	\$ (728)	Savings from volunteer labor
R	Repairs to clubhouse roof	NOT BUDGETED	\$ 7,105	\$ 7,105	Unexpected weather-related damage (Not included in Reserve Study)
R	Replace clubhouse roof eaves (Pigeon damage)	NOT BUDGETED	\$ 3,900	\$ 3,900	Unexpected pigeon damage (Not included in Reserve Study)
R	Repairs to clubhouse roof tiles (Loose and falling)	NOT BUDGETED	\$ 3,000	\$ 3,000	Unexpected weather-related damage (Not included in Reserve Study)
	Total Expenditures	\$ 39,700	\$ 50,254	\$ 13,295	Exceeded planned budget due to non-budgeted expenditures
* R = Repairs / I = Improvements					
Fiscal Year	Reserve Study Exp	Anticipated Cap Exp	Total Project Cap Exp	Remarks	
2024/2025 Projected Capital Expenditures	\$ 4,500	\$ 7,500	\$ 12,000	Water heater, pool & spa pumps, HVAC, window, ramada roof	
2025/2026 Projected Capital Expenditures	\$ 5,500	\$ 4,500	\$ 10,000	Interior paint and repairs, partial upgrades to exercise equipment	
2026/2027 Projected Capital Expenditures	\$ 15,600	\$ 4,400	\$ 20,000	Exterior paint and water fountain restoration	
2030/2031 Projected Capital Expenditures	--	\$ 100,000	\$ 100,000	Complete Pool Remodel	

Resort Park Association

Savings from Volunteer Labor and Donations 2023/2024

Revised 04/23/2024

Capital Expenditures	VOLUNTEERED MAN HOURS	NUMBER OF VOLUNTEERS	ESTIMATED SAVINGS *
Hot Water Heater (Restrooms)	5	1	\$ 250
Key Card System network and power installation	75	2	\$ 3,750
ZOOM conferencing computer, camera, and speakers	10	1	\$ 500
Security Camera System	30	1	\$ 1,500
Upstairs electrical/AC/shelving/lighting	100	4	\$ 5,000
Pergola construction	225	6	\$ 11,250
Repairs to wiring/conduit north wall to ramada	5	2	\$ 250
Repairs to lighting Miller/Northland entrance	2	1	\$ 100
Repairs to spa fence	2	2	\$ 100
Water fountain repairs/restoration	4	1	\$ 200
Painting of lamp posts and areas around clubhouse	4	1	\$ 200
Rain flashing, weather stripping, caulking around clubhouse	4	1	\$ 200
Power wash pigeon stains and install pigeon deterrents	30	3	\$ 1,500
Repairs and painting of outdoor furniture	6	1	\$ 300
Scrap, prime, and paint exterior block fence	36	2	\$ 1,800
Repairs to rear mechanical room entry door	8	2	\$ 400
Repairs to roof leaks and sheetrock damage	8	2	\$ 400
Pruning rose bushes	3	2	\$ 150
Repairs to landscape lighting northland entrance	2	1	\$ 100
Install new built-in boards	2	1	\$ 100
Repairs to pool and spa grout	8	1	\$ 400
Volunteers for social events, decorating, food ordering, cleanup	200	10	\$ 10,000
Total Donated Labor	769		\$ 38,450

* Based on average of \$50 per hour if outside vendors were used

* Does not include initial research or picking up required supplies or materials

Donations to date	\$ 11,000
Total realized from homeowner financial and labor contributions	\$ 49,450

\$