**Villa Monterey IV – Resort Park Association**

**Board Meeting Minutes**

**June 12, 2024**

**4pm**

Meeting held at the Clubhouse and via 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.

**Approval of Minutes:** Minutes of the May 1, 2024 meeting were approved.

**President’s Report:** Erynn Crowley

Welcome to all. Dunn Edwards Paint Palette approved colors will be electronically posted on the HOA website with a hardcopy to be located in the clubhouse.

**Facility Director’s Report:** Mike Flamini

Palm Tree Trimming tentatively set for June 26-28 with 28 residents signed up.

Capital Projects for ’23-‘24 include: resurface pool deck, identified future pool needs/remodeling, drain basin, roof recoated, gates/card keys, upstairs workshop, Zoom meeting equipment, dog waste station, pool pergola, HVAC repair and miscellaneous projects.

The ’24-’25 budget includes repairing the Ramada roof. Process underway to secure 3 estimates.

**Treasurer’s Report** – John Galati

Financial Report through May 31, 2024 . May financials recorded total income of $27,150 that included $26,136 in dues payments, $845 for key cards and $100 club rental fee. Expenses totaled $9,990. Capital expenditures totaled $3,510 (final gates payment of $2,800 and $710 for keypads for club house and bathroom doors, two additional security cameras and security gate plate for Northland Entrance). Net income was favorable by $17,160. Dues outstanding totaled $20,182 for 27 owners. The checking account balance: $72,841. The capital reserves balance: $66,253. The principal loan balance: $62,771. We have spent about $56,401 for capital repairs and improvements in FY 2023-2024 and anticipate spending about $10,513 in 2024-2025 FY. We continue to benefit from volunteers that saved the association around $50,000 in 2023-2024. A tool is being developed to better track volunteer hours since this is a major cost savings to the Association.

Lengthy discussion on need for changing the threshold spending approval levels for capital and operational expenditures. Treasurer Galati proposed a motion that the Treasurer and/or Director Facilities Management along with input from the Managing Agent (Jerry Mosier) should discuss and approve un-budgeted operational items up to $999 before purchase. Capital items of $1,000 to $2,499 require two or three verbal or written quotes/scope and a decision by the Treasurer, Director of Facility Management, and with input from the Managing Agent. Capital items $2,500 and over require 3 written quotes/scope and board approval. The motion was tabled until the July regular board meeting.

**Vice President’s Report** – Brett Wilson

Extremely lengthy discussion on proposed rules and regulations. Motion made, seconded, and carried to continue to gather input and bring items forward for further discussion and possible resolution on a special Board Meeting on June 26th at 4pm.

Meeting adjourned at 6:59pm.

Submitted by Maureen DeRuyter