**Villa Monterey IV – Resort Park Association**

**Board Meeting Minutes**

**October 9, 2024**

**4pm**

Meeting held at the Clubhouse and via Zoom

**Board Members Present**

John Galati, President

Brett Wilson, Vice President

Geoff Campbell, Treasurer

Jean Tyseling, Real Estate Director

Tammy Vogel, Social Director

Mike Flamini, Facility Management Director

Bob Kirch, Director at Large

Maureen DeRuyter, Secretary

**Board Members Absent:**

Liz Boyle

**Call to Order:**  John called the meeting to order at 4:06 pm.

**Approval of Minutes:**  Minutes of August 14, 2024, meeting approved.

**Owner Open Forum:**  Floor opened to any comments from owners.

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

Contacted four homes via Email on Chaparral regarding weeds in the front yard on Friday, Oct 4. All four homes responded and were in the process of clearing weeds. Looking into a proposal to take advantage of the City of Scottsdale Water Conservation Rebate Fund. Areas to research include the conversion of a minimum of 2,000 sq feet of grass to a desert landscape. Also review irrigation devices for a more efficient return. Awaiting information from Liz on a meeting with the City of Scottsdale Historic Commission to request financial assistance with the addition of Lamp Post lighting around the clubhouse in front of the north (2x) and south (4x) exterior walls.

**Treasurer’s Report**: Geoff Campbell

Dues are within $1,000 of total collection.  Continuing to explore possible 501(c)(3) foundation with focus on clubhouse and historic preservation.  RFP for accounting services being formulated.  Additional details and the full Treasurer’s report are available on the website.

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

Facility activities include overseeding of clubhouse lawn, repair made to spa pump, comments on City of Scottsdale water rebate program.

**Real Estate Report:**  Jean Tyseling

No sales to report in VM4.  The full report is available on the website.

**Social Director’s Report:**  Tammy Vogel

Looking for additional volunteers for committees.  Four new email addresses (ARC, Real Estate, Social, and Facilities) are in place and will be launched for use once website updates are completed.  This should significantly streamline communications and reduce confusion with email correspondence.  Once the website is updated, a new voicemail message will direct callers to the website for information and forms.  Website will feature tracked and monetized total volunteer hours, updated monthly by all board members, increasing awareness of cost savings benefit to all homeowners. Clubhouse window coverings installed on 10/17.  Committee to decide on featured artwork to be displayed.  Calendar updates are coming soon.

**Secretary’s Report:**  Maureen DeRuyter

Monthly Treasurer’s and Real Estate reports are posted to the website.  Look for real estate reports under “Board meetings” until the website is updated.

**Director at Large’s Report:**  Bob Kirch

Bob reported all homes on Chaparral now in compliance with parking rules.

**President’s Report:**  John Galati

Goals for the Association and all board members will be posted on the website. A summary of the Corporate Transparency Act and new HOA condominium law provisions will also be posted on the website.  The Real Estate transaction coordinator position is currently vacant.  Given the streamlined process once the website is updated, Real Estate Officer should be able to assume those duties.  It was reported that Brett Wilson has agreed to Chair the Community Compliance Committee.

**Owner Lamp Post Survey Presentation and Recommendation:**

John asked Brett to present lamp post survey results and recommendation.  Lengthy discussion followed the presentation.  John asked for a roll call vote on the issue.

Motion made, based on the survey presentation and recommendation: The HOA to require a working lamp post and/or topper, consistent with VMIV recommended specifications, prior to or at the time of a home sale, at the seller/buyer expense. The home sale will not be approved by the HOA without a working lamp post/topper in place or with plans confirmed with the HOA for installation. The Seller is responsible for working with and/or negotiating with the buyer on the expense and details of installation including for the seller to inform the HOA of the lamp post installation plan prior to closing. A 30 day grace period from the official start date (publication of the VMIV 2024 Rules & Regulations) will be allowed if a sale is planned/pending and an intent to sell form has been submitted to the HOA. This requirement includes all 144 VM IV homes on all streets. Motion carried.

A second motion, not part of the survey results and recommendation, was then made for the mandatory requirement that all lots have a working lamp post and/or topper consistent with HOA specifications by December 31, 2025.   Motion carried.

Meeting adjourned at 5:55 pm.

Submitted by:  Maureen DeRuyter