

**HOA Board Annual 2022 Meeting Minutes DRAFT  
Monterey Park Association/VM5,5A      March 12, 2022**

Board members present	Randy Brenckman (remote), Marsha Cain, Terry Cargill, Maureen Harding, Wayne Knudson, Judy Rosenthal, Mary Smalle
Board members absent	n/a
Approximate # resident attendees	50 (Quorum achieved)
Meeting called to order	10:01 a.m.

**CALL TO ORDER, QUOREM** - Judy Rosenthal: quorum achieved

**INTRODUCTION OF CURRENT BOARD OF DIRECTORS** – Judy Rosenthal

Wayne Knudson was acknowledged and thanked for his many contributions over the years including the Ramada build out and multiple positions on the board. Wayne and Lisa are moving to Texas to be close to family.

Wayne responded in kind: this will be his last meeting; recognized all help provided from the community on the Ramada redo; he and Lisa were privileged to have lived here; stay active, “the less you do, the older you get”.

**INTRODUCTION OF NEW RESIDENTS** – Kathy Hartmann acknowledged new residents/moves since last year: Helen and Ed Fess, Gary and Sara Prochelo, Kim and Bill Browning, Lisa and Sean Nolen, Dawn and John Barnett returned, Val and Jim Bennet moved to another house in VM5.

**SECRETARY’S REPORT-** MOTION to approve 2021 annual minutes raised by Marsha, seconded by Terry; approved unanimously.

**TREASURER’S REPORT** – Financial reports approved at March monthly meeting covered annual. Comments: We were under for year 2021 by approx. \$5600 due to no legal expenses and coming under budget by \$1600 in operating expenses. The 2022 budget is close to previous year. The \$5600 underage was kept in the budget to account for inflation. Noted unknowns for 2022 including the front entrance landscape and maintenance, and inflation.

**COMMITTEE REPORTS**

- Pool & Spa – Bill Mucci: no repair or replace expenditures on the pool in 2021; spent \$2K to put in a salt water system for the pool which will save us money in the long run (due to cost of chlorine); salt water lessens the impact to pool, skin, swimsuits; solar system is functioning well, have 10 more years of warranty on the solar; gas prices increasing but cost is offset by solar

- Ramada Building & Grounds – Randy Brenckman: nothing to report on Ramada; all is well with grounds, normal maintenance plus a few irrigation leaks which were addressed; olive tree was trimmed and sprayed this week; thanks to volunteers it helps to keep cost down
- Compliance – tough job because you have to tell people what they are doing wrong; diplomacy is key to see that rules are enforced; example of compliance items are weeds, palm trees, things stored in carports
- Directory – Joan Jones, Maureen Harding: in process of recruiting a new Directory person to work with Joan; 2022-23 Directories on track to be available in early April
- Web Page – Beth Minahan: lots of webpage content including directory (password protected), home modification information, real estate forms for home sale/purchase, calendar, next board meeting date. If you have any ideas for pages to include, please contact Beth; [montereyparkassociation.com](http://montereyparkassociation.com)
- Ramada Reservations/Supplies – Gayle Sjodin: Ramada is available for any homeowner to use, can be used for parties, birthday's, reservation through Gayle is required to use the Ramada; \$100 deposit is returnable to you; chairs and tables are all available; Gayle ensures bathroom and kitchen is stocked with supplies such as paper goods; let her know if there is a shortage in supplies; note that pool is not reservable.
- Ramada Maintenance – June Lundy (for Sue Carey): watches out for repairs that need to be done and report to the board; this past year, cabinets and furniture were oiled, chairs and tables were cleaned
- Library – Ann Lane; will do spring cleaning in a few weeks, but feel free to take books home; there is a sign inside the library with suggestions on where to donate large amount of books
- Real Estate – Judy Rosenthal (for Beverly Pettit): sold 6 homes in 2021; for 2022, so far we have 2 homes set to close; when a home is sold, the Association will receive \$400 from transfer fee and \$295 from ½ of annual dues for a total of \$695; these monies go directly into the reserve
- Street Lighting – Craig Sjodin: the HOA maintains bulbs and sensors, but the rest is the responsibility of the homeowner (for example painting of the lamp post or rewiring the lamppost is homeowner responsibility, not HOA's)
- Special Events – Marsha Cain: Cinco De Mayo party in planning stage, May 5; this past year we had a Memorial Day picnic, Halloween Party, Christmas Party and New Year party
- Coffees/Cocktail Parties – Carolina Grandestaff/Terry Cargill – good attendance this year, great way to meet neighbors and make friends; these run Sep – May; individual homeowner(s) sponsor each Coffee and are also encouraged to sponsor/co-sponsor cocktail parties, contact Carolina or Terry if interested; Cocktail Parties are BYOB and a dish to share
- New Resident Orientation – Kathy Hartmann, Carolina Grandestaff: ensure new residents have pool keys, directories, and awareness of amenities, events, and key information on the website
- Architectural – Marsha Cain: forms for modifications to home exteriors are on the website; see website for approved color palette

## **PROPOSED AMENITIES**

Financial Overview – Mary Smalle; we have \$15,000 in business savings account, we need to move \$4000 of this into the reserve for 2022 (already obtained \$1000); this leaves us about \$11,000 in the business savings account; we increased the dues by \$3400, which is currently unallocated; Mary is comfortable spending the dues increase.

Furniture - Total costs for 40 chairs and 5 tables is approximately \$2700

AC – \$7500 covers unit, installation, warranty (details available on request); still need to determine how to control usage, it can be controlled via wifi, but we would need to have wifi in the Ramada to control the system remotely, details need to be better understood; ultimately, a vote to approve an assessment to fund the AC would be required (51% of the homes must approve an assessment); Need to evaluate whether or not our current electrical system can handle the addition of air conditioning or, if inadequate, an additional cost would be required to update the current system.

Xeriscape – do not have costs yet or potential cost savings; initial discussion/discovery with landscape designer took place March 4; soliciting interest among residents to form a committee

### **Board Vote**

Membership input/show of hands on chairs and tables indicated approval of proposal; MOTION to approve \$2700 expenditure for new furniture made by Maureen seconded by Marsha, motion passed.

## **RULES CHANGES**

Presentation – Judy Rosenthal: input from homeowners was solicited via survey, Board will consider this input as guidance, but the Board will vote on the rules changes; note that rules are not cast in concrete; the Board can vote the rules changes at any time

Board Vote (on each individual rules change):

1. Radios (proposed change: Radios/ audio equipment are allowed on pool deck or patio as long as volume level will not disturb others) – currently radios/music are not allowed at the pool, the exception being the instructional tape for water aerobics.

MOTION to change the rule was made by Wayne, seconded by Marsha; discussion: music and loud talking bounces off of building, and echoes into the homes, loud voices talk above the music, radios are too loud; it would be the responsibility of the person playing the radio to ask if the radio is disturbing others; why does someone have to have

a physical radio, suggest to use ear buds; via show of hands indicated most of membership present was not in favor of the change.

Board vote: 3 in favor, 4 against; no change to the current rule regarding radios.

2. TV/AV Equipment (proposed change: Non-permanent audiovisual equipment such as computers, televisions, screens, projectors, etc. may be used in the Ramada or pool deck area for special events such as movie nights, meetings, etc. No permanent modification to the Ramada or pool area will occur to support the temporary usage of the equipment. Equipment must be removed after the event. The HOA will not incur any cost related to equipment usage nor assume any liability for the equipment.)  
MOTION to accept the change made by Terry, seconded by Marsha;

Board vote: all in favor; TV/AV Equipment will be added to the Rules

3. Bikes in Carports (proposed change: Allow a maximum of two bicycles in the carport, with no liability to the HOA) MOTION to approve the change made by Mary; seconded by Terry; Discussion: what about other extraneous items stored in carport such as furniture, storage bins, décor items; confirmed the Rule can be changed at any given time; Concern about bikes being an enticement to theft; Unit 3 recently approved bicycles on carports

Board vote: 5 in favor, 2 against. Bikes allowed in carports will be added to the Rules.

4. Storage Container Restrictions (proposed change: Storage containers or dumpsters will be allowed in driveways when construction, remodeling, or moving is actively in progress. If homeowner has an active City of Scottsdale Building Permit, roll-off, dumpster, or storage container is permitted without HOA approval. If there is no Building Permit, the maximum storage time is 90 days and requires prior Board approval. No item is allowed on the sidewalk or street). MOTION to approve the change made by Wayne, seconded by Terry.

Board vote: all in favor; Storage container restrictions will be added to the Rules

5. Trash (proposed change: Refuse should not be placed out before 4:00 p.m. the day before pick up). Rule currently reads 6:00 pm the day before pickup. Motion to accept change made by Wayne, seconded by Terry; Discussion: acknowledgement that there may be exceptions (when people go out of town, for example)

Board vote: all in favor; Time for putting out trash will be changed in the Rules.

6. Trees and shrubs (proposed change: No tree, hedge, shrub or plant may be placed or maintained on property that interferes with public use and safety conditions on the sidewalk. Proper maintenance includes mowing and trimming of plants and trees, weeding, and removal of dead plants and trees.)MOTION to accept change made by Mary, second by Marsha;

Board vote: all in favor; Maintaining trees and shrubs properly will be added to the Rules.

7. Citrus Trees (proposed change: All citrus trees must have fruit picked and hauled away by April 30) MOTION to accept change made by Wayne, seconded by Mary.

8. Board vote: all in favor; Citrus tree fruit removal will be added to the Rules

Enforcement of Rules – An HOA cannot automatically lien a property except for unpaid fines. However, if a judgement is obtained and is properly recorded, the Association has a lien that is effective if the property is conveyed or sold.

#### **ACCOMPLISHMENTS FOR 2021 – Judy Rosenthal**

- Converted pool to salt water
- Updated website with home modifications forms and information
- Created new resident orientation committee, created Ramada maintenance committee
- Using Constant Contact for all of our emails; thanks to Pam Sorensen for delivering hard copies to people that don't have email
- Updated rules
- New contact sheets
- Directory available on website
- Creating committee (in process) to address xeriscape
- The reserve analysis was updated
- Had an annual audit
- Progress on amenities

#### **PLANS & GOALS FOR 2022**

- monitor historical perseveration
- influence the costs associated with the entry circle
- update the reserve
- have a plan/decision for xeriscape and AC

#### **MEMBERS' FORUM**

Discussion focused on xeriscape and reduction of water usage, and urgency to form committee and take action.

**NEW BOARD ELECTION RESULTS** – Mike Sikes and Patti Frinzi

81% households voted; thanks to all candidates

Elected: Maureen Harding, Marilyn Herbert, Sandy Mucci

**ADJOURNMENT**

MOTION to adjourn made by Wayne, seconded by Marsha. All in favor.

Meeting adjourned 12:22pm

## **Minutes: Board Meeting to Elect Board Officers for 2022-23**

All Board Members present.

Called to order March 12, 2022 12:30 pm

Purpose of meeting is to elect Board officers

### **Election results**

President – Judy Rosenthal

Vice -President – Terry Cargill

Treasurer – Mary Smalle

Secretary – Maureen Harding

Other roles/responsibilities:

Compliance - Sandy Mucci

Treasurer Assist - Sandy will work with Mary on certain Treasurer duties as needed and agreed

Ramada - Marilyn to coordinate overall with related committees under her

Social – Terry to coordinate overall with related committees under her

Architectural – Marsha to retain primary responsibility for Architectural committee

MOTION to adjourn made by Terry, seconded by Marsha; unanimously approved

Meeting Adjourned 1:33pm.

*Minutes submitted by Maureen Harding, Secretary.*