

Minutes - Monterey Park Association – Villa Monterey Units 5/5A

Monthly Board Meeting Minutes – April 5, 2021

Call to Order: 9:00 AM

Board Members Present: Judy Rosenthal, Randy Brenckman, Marsha Cain, Wayne Knudson, Mary Smalle, Terry Cargill. Absent: Maureen Harding

SECRETARY'S REPORT: Wayne

REVIEW OF REGULAR HOA MARCH MTNG 2021 MINUTES

- Monthly HOA Board Meeting Minutes, March 6, 2021
 - Reviewed briefly and approved by the Board
- 6 March Supplemental Open Board Meeting
 - Selection and assignment of positions on new Board, established on this date
 - Reviewed and approved by the Board

TREASURER'S REPORT: Mary

- Reviewed and discussed a more formal consideration of reserve requirements
- Treasurer's report as of Feb 28, 2021
- Treasurer's report approved

OLD BUSINESS: Judy

- Garage sale on April 24th done by individual homeowners not a community sponsored event. There will not be security provided.
 - If someone would agree to be coordinator of the garage sale-please advise

AMENITIES SURVEY: Marsha

- 36 surveys received to date
 - Further discussion at May Board Meeting

ADJUST MONTHLY BOARD MEETING DATE: Judy

- Recommendation was made to move monthly meetings to second Monday of the month
- Discussion followed by Board and new monthly meeting date approved

COMMITTEE UPDATE: Judy

- New resident orientation and architectural committees reactivated
- New chair of the Real Estate Committee

POOL & SPA: Bill Mucci

- Salt implemented and Spa users doing a good job of using the new cover
- Judy: A reminder that pool passes are needed for guests and any board member can give them

RAMADA & PARK: Randy Brenckman

- Requested investigation of authority to establish an outside shower, if outside shower is later approved

WEB PAGE & DIRECTORY: Beth Minahan and Joan Jones

- Directory: Joan Jones - New issue available late April, 2021
 - Request made to have directory available via email; further discussion at May meeting
- Web Page: Beth Minahan - absent
 - Judy reminded members of the many good things available on the web page

RAMADA BUILDING\GROUNDS: no report

LIBRARY: Ann Lane - everything satisfactory

REAL ESTATE: Bev Pettit- reviewed previous months:

- January: Two homes at \$550,000 and \$527,500 were sold
- February: None
- March: Two homes at \$429,665 and \$390,000 were sold
- April: One pending

STREET LIGHTING: Craig Sjodin - no outstanding Issues

RAMADA INTERIOR/RESERVATIONS: Gayle Sjodin - no report

COCKTAIL PARTIES: Terry Cargill; Governor has lifted restrictions on social gatherings. Discussion followed that, while free to gather, prudent consideration of everyone's health and welfare should be considered.

NEW RESIDENT ORIENTATION: Kathy Hartmann and Carolina Grandestaff

- Kathy explained the plan

ARCHITECTURE: Marsha Cain and Wayne Knudson

- Marsha briefly explained upcoming features

COMPLIANCE: Board - no current issues

NEW BUSINESS:

- We have a new mailbox (Thank you to Bill Thomlinson)
- Future discussion items:
 - Review and update CC&R's, By-Laws, Rules
 - Financial Reserve
 - Contact and Emergency Information for Residents
 - **Requested ASAP for inclusion in the new directory**
 - Newsletter: Request volunteer to resume publication

OPEN FORUM:

- Bill Thomlinson requested consideration of hydraulic door closers on all doors, not just front door
- Bill Thomlinson also asked if an outdoor shower would be an asset or a burden in repair/maintenance/drainage?
- Exhaust fan in lady's bathroom needs attention

MEETING ADJORNED AT 10:0