

Monterey Park Association
Villa Monterey Units 5-5A
Annual Meeting
March 14, 2015

Call to order by Susan Marchi, Board President, at 10:00 AM

Board Members Present: Jim Bennett, Randy Brenckman, Kathy Hartmann, Susan Marchi, Sandy Mucci, Craig Sjodin, Dody Tait

Quorum Established: 33 property owners were in attendance and 74 ballots were received

SECRETARY'S REPORT: Kathy Hartmann

The 2014 Annual Meeting Minutes were approved by the membership.

TREASURER'S REPORT: Sandy Mucci

The HOA's annual operating income for 2014 was \$55,974.68. The total expenses were \$54,993.75. The 2014 budget was established at \$53,265.68. Although the established budget was exceeded by \$1,728.08, the operating annual income was not exceeded.

HOA 2015 revenue to date is \$55,307.53. The 2015 Board approved budget is established at \$54,032.00. As of this date, the assets are \$45,822.10. The HOA Reserve Account, established on 1/31/13, has a current balance of \$43,268.30.

2014 Income Tax Returns have been filed. Additionally, an independent audit has been completed of the Treasurer's records and all revenues and expenses were deemed properly accounted for and no inconsistencies were noted. A copy of the auditor's letter is posted in the Ramada.

COMMITTEE REPORTS

Park & Ramada Maintenance – by Randy Brenckman

Ramada roof needs to be cleaned of debris. Randy will be looking for volunteers to help with this task. The aging sprinkler system will need to be addressed in approximately the next 18 months. Reminder that what has been spent does not reflect actual costs because of considerable volunteer efforts by the community. A member requested to have the landscape crew clean the sidewalk easement between Mariposa and the pool gate, landscaper will be reminded to cut back vegetation/foilage and blow clean this area.

Pool and Spa – by Bill Mucci

Pool/Spa and equipment to operate both are in good working order at this time.

Landscape Planning – by Jim Bennett

2015 committee budget is set at \$1,000. The committee will be meeting shortly to decide on priorities for this year.

Compliance – by Susan Marchi and Bev Pettit

Three homes are in need of either exterior painting or clean up; thus far there has been no response to requests for compliance. Susan and Bev will follow up with these and other compliance issues that arise.

Newsletter – by Valerie Bennett

Gratitude was expressed to all who contribute to the newsletter, especially to those who submit the President's monthly article, Coffee, and Cocktail reports.

Webpage and Directory – by Sue Carey

2015 directory will be published about mid April, once Board and officer positions have been established; the directory will be delivered by hand or will be mailed to those who are not here full time. The Website address is on front of the directory.

Ramada – by Kathy Hartmann, Sandy Mucci, Karen Page

Thefts of items from the Ramada have occurred; in response locks have been placed on 2 cabinets in the kitchen area. The Ramada was reserved 15 times in 2014 by various homeowners for private functions; a refundable \$100 is required to reserve the facility. A Ramada reservation form is being created. Alcohol at association sponsored or private events held in the Ramada or on the common grounds around the pool area must be on a BYOB basis.

Library – by Gwen Carlson

No formal report. Library is well maintained throughout the year.

Real Estate – by Dody Tait

Five new members moved into the community this past year: Beverly Roman at 7810 E. Coolidge, Michelle Millward and Madeline Krsha at 4810 N. 78th Place, Phillip and Dawn Zadrozny at 7828 E. Coolidge, Steve and Irma Jimenez at 7820 E. Highland, and Jeffrey Rich at 7831 E. Highland.

Street Lighting – by Craig Sjodin and Bill Pettit

Lights continue to be replaced as needed; 6 have been replaced in the past 3 days.

Social – A chairperson is needed; no one is currently in this position

St. Patrick's Day is the last scheduled social event for this season.

Cocktail Parties – by Sue Carey

Next event April 10th; BYOB. Except during the summer, Cocktail Party is second Friday of each month.

Coffees – by Reggie Buzzello

A new Coffee chair is needed, Reggie will assist the next chair with becoming familiar with the role.

HOME OWNERS OPEN FORUM

* A home owner requested consideration by the new Board to change the Saturday of the Annual Meeting away from mid month in March. The new Board can review this request.

* A member made a motion from the floor that was seconded: "I move that the new Board be advised to reprioritize the 2015 budget to ensure there are adequate funds available to enforce the recently revised CCRs". After requests for clarification/explanation of the motion, lengthy discussion and debate followed. A vote from the membership resulted in divided pro/con reaction to the motion. The "second" to the motion was withdrawn; the motion did not pass. Based on member discussion, moving forward the Board will evaluate options for CCR compliance/enforcement, including letter writing in specific situations and exploring arbitration, when appropriate and needed. Additionally, a Reserve Study to assist with placement of funds within the budget will be researched and developed.

* Members noted the need to address the noise level in the Ramada. A committee of members will begin research on this concern in May, 2015, and provide a report to the Board.

NEW BUSINESS

* 74 ballots were cast in favor of the following Board Members for 2015/2016: Don Couture, Kathy Hartmann, Craig Sjodin, and Beverly Tyson. They are elected to serve 2 year terms.

* Index cards were provided for members to record wants/needs they would like addressed this next year, taking into consideration potential finances involved.

* Goals for 2015 – include HOPA Survey completion. Improvement of 5/5A common areas as financially feasible.

* Gayle Sjodin volunteered to take over the Ramada activities.

* The Board Member terms for Susan Marchi and Jim Bennett end as of this meeting. Thank you to both for their years of dedicated work for the betterment of Villa Monterey Units 5 and 5A!

Adjournment: 11:11 AM

Minutes recorded by: Kathy Hartmann, Board Secretary