

Monterey Park Association  
Villa Monterey Units 5-5A  
Annual Membership Meeting  
March 12, 2016

Call to order by Craig Sjodin, Board President, at 1:00 PM

**QUORUM ESTABLISHED:** 30 homeowners were in attendance at 1:00 PM and 99 ballots were received by that time.

**SECRETARY'S REPORT:** by Kathy Hartmann

The 2015 Annual Membership Meeting Minutes were approved by the membership.

**INTRODUCTION OF BOARD OF DIRECTORS:** by Craig Sjodin

Craig (President) introduced the members of the Board who were present: Randy Brenckman (VP), Kathy Hartmann (Secretary), Sandra Mucci (Treasurer), Don Couture, and Dody Tait. Beverly Tyson was absent.

**PRESIDENT'S REPORT:** by Craig Sjodin

Craig listed some accomplishments of the HOA this past year which included: beginning research on a Reserve Study, completion of the HOPA study, revision of the Rules and Regulations, completion of the Ramada Noise Abatement project (installation of ceiling panels), Ramada roof replacement, and revision of the Community Guidelines (contained in the front of the of the current Monterey Park Association Directory).

**TREASURER'S REPORT:** by Sandra Mucci

**2015** The HOA's annual operating income for 2015 was \$58,599.95. The 2015 budget was established at \$54,032.00 and total expenses were \$47, 930.84, therefore, we were \$6,101.16 under budget.

**2016** HOA revenue to date for 2016 is \$55,028.52. The 2016 Board approved budget is established at \$53,157.00. As of this date, total assets are \$54,825.79. Non-allocated funds as of today are \$13,121.02. The HOA Reserve Account, established on 1/31/13, has a current balance of \$43,276.82

The excess operating income from 2015 (\$6,115.07) was redeposited into the Reserve Account on 1/19/16.

2015 State and Federal 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** – report by Randy Brenckman

We have budgeted \$4,000 for 5/5A shared portion of the entrance/fountain area. Many volunteer activities by homeowners help maintain our Ramada/pool area. The building and grounds are in good shape. The olive tree has been sprayed, termite maintenance is up-to-date. Bids for repainting the exterior of the Ramada are being reviewed. The olive trees in the walkway between Mariposa and Northland will be cut back significantly this spring.

**\*Pool and Spa** – report by Bill Mucci

Safety and cost are primary responsibilities of this committee. We passed, with 100% compliance, two surprise pool/spa/grounds inspections by Maricopa County. Our pool service is \$300/month, which includes all chemicals. Gas and electric costs vary per month, depending on outside air temperature. The main pool/spa expense of 2015 was replacement of pipes and valves.

**\*Landscape Planning and Improvement** – report by Randy Brenckman

Randy has received several emails from people in the community interested in helping develop a projected 10 year master plan for landscape planning and improvement. He will convene a group in the near future to address the project.

**\*Compliance** – report by Dody Tait

This committee addresses issues in the community related to compliance with our governing documents or other maintenance issues. A monthly review of the neighborhood is conducted and a report is given at the monthly Board meeting.

**\*Newsletter** – report by Valerie Bennett

The newsletter, based on community activities and information, is put together monthly by Valerie, who was thanked by those present at this annual meeting for her ongoing dedication to this project.

**\*Web Page & Directory**- report by Sue Carey

The current CCRs, ByLaws and Rules and Regulations are posted on the website; the website address is on the front of our Directory. The 2016 Directory will be out in the month of April, once Board officers and committee chairs are determined.

**\*Ramada** – report by Gayle Sjodin

Gayle is responsible for ensuring the Ramada is sufficiently stocked with supplies. The Ramada is open for homeowner use; contact Gayle for availability, scheduling, and deposit of \$100 refundable reservation fee. The Ramada was reserved by homeowners about 6 times this past year, 2 more reservations are scheduled. Those scheduling use of the Ramada need to provide their own event supplies.

**\*Library** – report by Gwen Carlson

The library, composed of fiction books only, is utilized by homeowners and is in good working order. This month Gwen will breakdown and reorganize the books.

**\*Real Estate** – report by Dody Tait

Nine new residents were added to our community in 2015: Coolidge – Bob & Carolina Grandestaff, Jacquelyn Brigham, Joan Jones and Chris Cocchi & Ken Carlson. Highland – Joan Hunsinger, Sandra Barnes and Mike & Judy Moorhead. Northland – Dale Merrill and Heidi Hertsensberg.

**\*Street Lighting** – report by Craig Sjodin

Lights continue to be replaced as needed. At present there are no outages, 1 home on Highland will be monitored for possible sporadic issues.

**\*Social** – report by Sandy Mucci and Karen Page

The goal of this committee is to provide cost-effective community-based activities open to all residents.

The big event of 2015 was a very successful and well-attended December Christmas Dinner. The next event is an Easter Brunch and Easter Egg Hunt on Saturday, March 26th at 10:30 AM at the Ramada. The last social event of the season is a Cinco de Mayo Party to be held on April 30th at the Ramada.

**\*Cocktail Parties** – by Sue Carey

Next event, a BYOB and shared appetizer party, is on April 8th. Except during the summer, a Cocktail Party is held the second Friday of each month.

**\*Coffees** – report by Nancy Knoedler and Maddie Krska

A community coffee is held the first Saturday of each month at 9:30 AM. Coffees are suspended during the summer months. The last coffee of this season is Saturday, May 7th at 9:30

## MEMBER'S FORUM

\* A home owner noted few new residents to the community seem to be in attendance and encouraged an effort to get greater involvement.

\* A question was asked about inviting friends from neighboring HOAs to events held here. Friends and family are welcome. If a paid event is planned, inform the event planner(s), in a timely manner, of your guest(s) in order to have an accurate count for food/meal planning.

\* A question was asked about what constitutes a “common area”. One can refer to our governing documents for this information.

\* Eric Malm spoke of the Board looking into the possibility of hiring a professional management company (see minutes of the monthly Board Meeting held March 7, 2016.). This topic is in response to difficulty securing homeowners to fill Board vacancies in general, and the secretarial position specifically. Much discussion followed, including choosing a management service, determining the length of time for a trial period and cost per month per household. During discussion a concern was raised that once a management company is in place, board officer expertise would be lost, making it difficult to return to the current board structure. Estimates were that first year cost would be about \$8,400, which could come from current unallocated funds.

\* As an alternative to hiring a management company to perform the many HOA activities, a homeowner suggested consideration of shared board officer positions, such as VP1 and VP2, in order that the work load be spread around. Also suggested is the possibility of allowing partial year residents to run for the Board and suspending monthly meetings during the summer months.

\* Elton Humphreys made a motion that “the Board move forward with exploration of the option of hiring a professional management company”; motion seconded by Gwen Carlson. During the discussion period questions came up about who will make the final decision to/not to secure a management company; after exploration the final decision will be made by the board. The motion was approved by majority vote of the membership, with four dissenting votes.

## NEW BUSINESS

\*Election Outcome/Ballot Results for Board of Director Positions – 99 ballots were distributed with a 67% return. The following people were elected to the Board for 2016/2017: Randy Brenckman, Sandra Mucci, and Dody Tait. Each is elected to serve 2 year terms. 5 write-in votes were received.

## CLOSING

HOA Goals for 2016 – Craig Sjodin

2016 activities are covered in the committee reports and the Open Forum

Meeting Adjourned: 2:04 PM Minutes Recorded by: Kathy Hartmann, Board Secretary