

**DRAFT**  
**Monterey Park Association**  
**Villa Monterey Units 5-5A**  
**Annual Meeting**  
**March 15, 2014**

Call to order by Susan Marchi at 10:00 AM

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

**Quorum Established – 52 Absentee votes, over 46 property owners were in attendance at the meeting.**

**Home Owners Open Forum:**

Board Members introduced themselves. A discussion was held regarding the ByLaws and CC&R's revisions. There will be a special meeting regarding the CC&R's in the future. There was a lengthy discussion regarding the provisions of the Revised ByLaws.

**Secretary's Report:** Jim Bennett  
The 2013 Annual Meeting Minutes were approved.

**Treasurer's Report:** Sandy Mucci  
The HOA's annual operating income for 2013 was \$56,229.68. Our total expense for 2013 was \$55,549.38, netting a surplus of \$680.30. Our 2014 HOA income to date is \$54,204.93. Our budget has been established as \$53,265.68. Our HOA Reserve Account, which was established on 1/31/13, has a current balance of \$38,251.06.

2013 Income Tax Returns have been filed. Additionally, an independent audit has been completed of the Treasurer's books and all revenues and expenses were properly accounted for and no inconsistencies were noted.

**Committee Reports**

Reports were given by the following committee members:

**Coffees – Reggie Buzzello**

Reggie thanked those who have hosted Coffees and reported that hosting is covered through May. In order to continue the Coffees this summer, we will need some volunteers to host starting in June. Reggie said she and Lee always help out the hosts with anything needed. The sign-up sheet is on the bulletin board in the Ramada.

**Cocktail Parties – Sue Carey**

The cocktail parties have been very successful. Sue thanked all the hosts that volunteered this year and hope they will all help out next year.

**Compliance** – Susan Marchi

2014 to date: Six issues, mostly weeds and all have been corrected.

**Directory** – Sue Carey

The Directory will go out the week of April 1st as soon as Board Officers are chosen and new additions typed. Members should submit any changes they wish on their emails in our directory.

**Landscape Planning** – Jim Bennett

Jim reported that they have not finished the long-range plan but are proceeding with Phase I, which included painting the panels on the park walls, removing bushes around the flag pole and preparing to build a planter in that spot with flowers.

**Library** – Jim Bennett and Susan Marchi

We have lots of books and they are somewhat organized by author's last name. Gwen, with her expertise, will surely make it more organized.

**Newsletter** – Val Bennett

Val appreciates photos given to her by residents and will try to use them in the newsletter where appropriate.

**Nominating Committee** – Judy Rosenthal and Georgia Garrett-Norris

The nominating process went smoothly this year.

**Park & Ramada Maintenance** – Randy Brenckman

The walls have received accent painting on the vertical columns in order to give character and definition.

Our grass area has never looked better. Watering is limited to every three days as opposed to every day. The result is a stronger, healthier lawn. Our water bill has reduced significantly from last year. It appears the new watering schedule is a contributor. Thanks to Eric for making this happen. Eric has also performed much maintenance on our aging sprinkler system. His efforts have maximized the performance of the system and has saved all of us money by giving our system extended life. Unfortunately, the sprinkler system is aged and one day in the future we will have to invest in a new system. George continues to do a great job for us with the mowing of the park. His crew's work is always to our liking and he is always consistent and on time.

The annual spraying of the Olive Tree has been completed. The Olive Tree has contracted a disease. The first of several treatments has been applied. The evergreen tree behind the Olive Tree at the 78th Street entrance has been thinned and nicely shaped. The palm trees are scheduled to be trimmed in June

We had a sewer back-up in the restrooms. Apparently with the infrastructure work being conducted by Southwest Gas a compromised line was repaired and then flushed. This action caused the back-up into our restrooms. The plumber we contacted did snake out the line. Fortunately our cost was minimal. It was noted one of the palm trees in the front of the Ramada is directly over the sewer line and may continue to compromise the line. However the simplest of solutions is to have the line cleaned out every two years. The cost for this will be minimal.

The Ramada is in good order. We have had several incidents during our social committee events where the circuit breakers are tripping. Perhaps during the renovation too many receptacles are on one line. At this time we have figured out the limits of the breakers. I do not feel the expense of an electrician is needed at this time to look into the situation.

**Pool and Spa – Bill Mucci**

Improvements have reduced our gas and water expenses.

**Ramada – Sandy Mucci and Kathy Hartmann**

Kathy and I are having fun seasonally decorating the Ramada. Karen Page has graciously offered to assist us with its operation during the months that she is here. We ask that the Committee Heads advise us when they feel additional supplies are needed for the coffees or cocktail parties. Although we regularly inventory our supplies, we do not want to overlook something that may be needed. We currently are having the Ramada and bathrooms cleaned on a bi-weekly basis. We will continue to assess if this cleaning schedule meets the needs of our community. The Ramada may be rented for private gatherings by our homeowners. A \$100 deposit is required which will be returned after the event if the Ramada is found to be clean and neat. Otherwise, the deposit will be used for cleaning services. Please come and enjoy this lovely facility.

**Real Estate – Dody Tait**

Dody reported the following new members or a change in property address, or additional property purchased in Villa Monterey Unit 5/5A in 2013: 5/6/13, Lee Anderson, 7832 E. Highland Ave.; (3/8/13) David and Suellen Buck, 7809 E. Mariposa Dr.; (4/2/13) Marsha Cain, 4817 N 78<sup>th</sup> St.; (3/25/13) Christopher Cocchi and Kenneth Carlson, 7846 E. Northland Dr. and (11/25/13) 7828 E. Coolidge St.; (4/22/13) Beverly Tyson, 7802 E. Coolidge St.; and, (11/21/13) Sheryl Weinberger, 7825 E. Coolidge St.

**Social – Randy Brenckman for Kim Bushy**

The Social Committee is attempting to draw as many people as possible to the planned events. The Christmas Party was extremely well attended and, all present, were well fed and enjoyed themselves thoroughly. Our Spaghetti Dinner in February and St. Patrick's Day Party in March were also well attended. This year we are charging a minimal amount to assist in covering the cost of food. Because of this and with the added \$ from the 50/50 raffle, we have not had to touch anything from our budget and hope that we will be able to use our entire budget for another wonderful Christmas Party. As of now, there will be no scheduled party in April but we hope to have a Cinco de Mayo Party in May.

**Street Lighting – Craig Sjodin**

All lights are working.

**Web Page – Sue Carey**

Please read it occasionally as it does have the events in the Calendar Section before fliers come out. Also, the Buyers Section has the full CC&R's as well as the Articles of Incorporation with its By-laws and rules.

### **New Business**

There were a total of 66 ballots cast in favor of the following Board Members for 2014/2015:  
Randy Brenckman, Dody Tait and Sandy Mucci were elected to serve on the Board.

The ByLaws ballot passed with 51 ballots posted and 41 approval votes (80%).

Gwen Carlson volunteered to take over the Library duties.

Karen Page has volunteered to help Sandy Mucci and Kathy Hartmann with the Ramada.

Adjournment: 11:30 AM