

Monthly HOA Board Meeting Minutes Monterey Park Association/VM5,5A December 12, 2022 FINAL

Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal, Mary Smalle
Board members absent	
Approximate # resident attendees	10
Meeting called to order	9:00 am

President’s Remarks - Thanks to Terry and crew for a wonderful Christmas party.

Secretary’s Report - MOTION to approve November minutes made by Sandy, seconded by Marsha, approved unanimously.

Treasurer’s Report - MOTION to approve November 2022 financial report made by Mary, seconded by Terry, approved unanimously.

Dues are due Jan 1, penalty if not received before Feb 1.

COMMITTEE REPORTS

(Note, going forward, reports for each area will be given only if there is new news/issue/something to report)

Architectural – Marsha Cain

Compliance – Sandy Mucci

Directory/Contact Information – Joan Jones, Lisa Nolen

New Resident Orientation – Kathy Hartmann, Carolina Grandestaff, Joan Jones

Real Estate – Judy Rosenthal

2 homes are on the market in addition to the 7 homes that sold this year. We project that we will come in only \$135 under the reserve funding amount. Transfer fee will go up by \$30 in 2023 (since it is ½ of our dues amount, and the dues went up for 2023)

Street Lighting – Craig Sjodin

Web Page – Beth Minahan

Pool, Spa, & Grounds – Bill Mucci, Peter Minahan

Maureen to send email regarding pool heater failure, replacement is in process. Pool temperature is colder than usual. Estimate time frame for repair to be completed is not yet known, will communicate ETA for repair once the pool service ascertains availability of the needed part(s). The heater is not under warranty. Cost estimate not yet known. There is allocation in the reserve for pool maintenance. Note: spa is working properly.

There is an issue with the door in the women's restroom not closing, Peter is aware and plans to address.

Peter replaced 4 sprinkler heads.

Ramada Operations - Marilyn Herbert

Thanks to all who pitch in to set up and clean up after our functions.

Suggestion made to keep door to restrooms closed to keep leaves from blowing in.

Library – Ann Lane

Ramada Maintenance – Sue Carey

Reservations/Supplies - Gayle Sjodin

Social Activities – Terry Cargill

Will be having a happy hour party on January 20.

The Nolens will host a St. Patrick's party on March 17.

Discussion on a NYE party is still in process.

Coffees – Carolina Grandestaff

Thanks to the Board for a lovely December coffee, well received.

Coffee for January is on the 7th, to be hosted by Bill Thomlinson.

February coffee host is needed.

CURRENT AGENDA ITEMS

- Solar Meeting with Legal Firm– had meeting with Mulcahy firm: Judy, Marsha, Maureen attended. The overriding principle in the State of AZ is that no HOA can deny solar installation. Our major concern is visibility to the street and to abutting neighbors. We plan to provide installation suggestion to contractors who are sensitive to visibility and make these available to homeowners as well. We ask for a written assurance from homeowners to that they will be in compliance with visibility issue, but we cannot enforce it. We can suggest/encourage/discourage, but we cannot enforce.
- Reserve Account Investments – exploring possibility of investing reserve funds into an interest-bearing account. Judy and Sandy are investigating options. Any investment would require Board approval.

- VM Entrance – Units 2,3,4,5 met to discuss maintenance and costs for VM Entrance. Judy and Sandy represented Unit 5. We made the point that the cost for the entrance is a large expense for us. Unit 2 manages the Entrance, and they will be taking out bids for maintenance. The curbs on the roundabout will be painted, and the painting will be an additional expense to us. Suggestion was made by us to shut down the fountain in the summer, but it was not met favorably. We regularly receive a detailed bill from Unit 2 for Entrance expenses.
- 79th Street pruning – Judy continues to be vigilant. She is in communication with pruning contractor as well as with La Villita to ensure the oleanders are pruned.
- Insurance Renewal – Same cost as last year. A hard copy of the details of our insurance coverage is in the library, and a summary of it is on the website.
- Board Election – There are 4 open positions on the Board this year. The election process will again be managed by Mike Sikes and Patti Frinzi. Request for Nominations form will be emailed to residents on January 11 (hand-delivered to residents without computers). Nominating forms are due back by January 29. Nominees are then contacted to confirm interest and to ask them to submit a Candidate Statement outlining experience, philosophy, and goals for Board membership. Candidate statements are due February 13. A ballot will be hand delivered to each house around February 22. Ballots are due back by March 10. Results will be announced at the Annual Meeting on March 11.

OPEN FORUM

- Does anyone know what is going on with the fiber installation down 78th street? Verizon was putting in cable for internet, not sure if it is done.
- When is the City going to resurface, has not been done in many years? Unknow, suggestion made to contact City.
- Why are the flags in the yards? Related to the Verizon install.
- Regarding NYE, the board will provide \$85 to apply to the cost of the meat, but NYE is not a Board sponsored event otherwise.

ADJOURNMENT

MOTION to adjourn made by Sandy, seconded by Marsha approved unanimously.

Meeting adjourned am. 9:49 am

Minutes submitted by Maureen Harding, Secretary.