

HOA Board Meeting Minutes
Monterey Park Association/VM5,5A Dec 13, 2021

Board members present: Randy Brenckman, Marsha Cain, Terry Cargill, Maureen Harding, Wayne Knudson, Judy Rosenthal, Mary Smalle

Board members absent: none

Meeting called to order 9:02 a.m.

President's Remarks

Thank you to:

- Terry and Donna for November cocktail party and fire pit
- Eric and Peter on analysis for water usage/mapping sprinkler zones
- Judy, Gayle, and San for decorations for Xmas party
- Sandy, Terry, and Karen for flowers in pots around pool area
- Marsha for chocolates on tables at Christmas party
- Madi for ongoing coordination of Saturday coffees, best wishes on move.

7813 E. Mariposa has closed; new owners expected in January; outstanding dues has been collected from previous owner.

Vice President's Report – No report.

Secretary's Report – MOTION to approve Nov 2021 minutes made by Terry, seconded by Marsha; approved unanimously.

Treasurer's Report – MOTION to approve Nov 2021 financial report made by Randy, seconded by Terry; approved unanimously.

November expenditures are standard, but with one exception - the water. Per Randy there was a leak/break found, and we had an extremely hot October. These contributed to higher than usual water usage and cost. It was recommended that we need to log and track leaks to help with determining the source of the leaks. It was noted that the City of Scottsdale will work with Residents to adjust your bill if it can be demonstrated that you have repaired your leaks. Can this be applied to the Ramada leak situation as well?

Question: why the large expense for the entrance circle - it was caused by a billing delay from the landscaper; it looks promising that we will have the opportunity to participate in the budget planning/management of the entrance circle in the future.

Question: what is the unallocated account for? – funds that come in that we have not allocated yet; at the end of the year the board decides what to do with it; for example, we can tap into it to do an upgrade project versus levy an assessment, or we can transfer it to the reserve account.

Old Business

1. Security and Recycling – regarding the vagrant showering in the men’s room, we are not taking any action at this time since it was an isolated incident; recently a box of recycle materials was stolen from the curbside, residents are reminded to not include personal information such as SS# in their trash
2. 79th Street Maintenance - Judy obtained names of La Villita board members and will be contacting them regarding the overgrown oleander issues

Committee Reports – Committee Chairs

- Pool and Grounds (Bill, Randy) – passed Maricopa County inspection last week; this is a twice a year inspection; see New Business #4,5 for update on grounds
- Compliance (Board) – may have an issue with the city regarding trees, fruits; Judy is in process of researching these
- Directory (Joan) – online directory will be updated to reflect new residents
- Web Page (Judy for Beth) – real estate section has been updated, better usability; home modifications section has been updated
- Ramada Reservations and Supplies (Judy for Gayle) – Ramada reservations are in process; contact Gayle; working to ensure regular events are noted in a schedule so that new requests are not in conflict; dirty counters noted (cleaners come every 2 weeks)
- Ramada Housekeeping (Sue) – no report
- Library (Ann) – still have ample books, feel free to help yourself to reduce inventory
- Real Estate (Judy for Bev Pettit) – 1 home currently for sale in Unit 5, 7817 E. Northland listed at \$539K; we will have 6 homes closed in 2021; this contributes to the Reserve
- Street Lighting (Judy for Craig) – nothing to report; have ordered sensors and lightbulbs to have an inventory on hand
- Welcoming (Kathy, Carolina) – no report
- Architectural (Marsha) – everyone encouraged to check out new website section on home modification; all forms are available on line; contact Marsha for questions
- Special Events (Marsha) – Sue reported that there will be a NYE party; beef tenderloin and baked potatoes will be provided, plus potluck for other courses
- Cocktail party (Terry) – next one on Jan 21
- Coffees (Judy for Madi) – Jan coffee is on second Saturday this month; Madi is leaving, looking for new coordinator to take over for Madi

New Business

1. 2022 Dues Notices & Contact Sheets – dues notices have been distributed; also included is a new contact sheet; envelope was included, please send check and contact sheet to Judy or Ramada mailbox; Dues of \$590 are due Jan 1

2. Insurance renewal – increased \$130 next year over last; the insurance covers the common areas and pool/spa replacement costs. Question: who is the insurance carrier, have we ever gone out to bid: American Alternative Insurance Corp, yes
3. Entrance cost increase – will increase by \$100 – \$125/per month next year, but since we already increased the budget for this next year, we should be ok
4. Upgrade items - will be discussed in Feb meeting; bids are being obtained and costs for AC, furniture, and landscaping (trees and xeriscape) will be discussed as well as projected cost savings and water conservation subsidy by City of Scottsdale
5. Water conservation plan – Randy is proposing to replace 50% of the grass removed using Eric and Peter’s map of where the sprinkler heads are; funding would come from an assessment, the reserve or unallocated account; will be put this up for vote at the annual meeting in March. Randy looking for help to work on the water conservation plan; include the ROI/projected savings on water usage and possibly on landscaping; City of Scottsdale water conservation is a resource to work with us on this; Villa Monterey 2 did the xeriscape project a few years ago
6. Future items: Board election & Rules update; CCRs are filed with the state and are costly to change; then we have by-laws; and we have “rules”; it is time to look at the rules, we can decide them with input from the community, they do not need to be “filed” with the City; rules are listed on the website, and are attached to the by-laws

Adjournment

MOTION – Randy moved to adjourn; seconded by Wayne; passed unanimously.

Meeting adjourned 10:02 am.

Minutes submitted by Maureen Harding, Secretary.