

**Final Draft Minutes**  
Monterey Park Association  
Villa Monterey Units 5-5A  
Annual Membership Meeting  
March 11, 2017

**Call to order** – Craig Sjodin

**QUORUM ESTABLISHED** – Sandy Mucci

Member Shareholders (1 Shareholder per lot) in attendance at 1:00 PM: 38

**PRESIDENT'S WELCOME** - Craig Sjodin

**INTRODUCTION OF CITY OF SCOTTSDALE HISTORICAL DISTRICT PLANNER** – Craig Sjodin

\* Steve Venker, COS Planning and Development Planner, gave a short introduction and answered questions from members. He emphasized the importance of getting COSHS approval for front exterior changes, paint colors, and landscaping in addition to HOA Board approval and required building permits. He said 50% COS funding support may be available for "Historical Preservation" of windows, stucco and roofs. He said allowing garage doors was a subject under review. Some CC&Rs address garage doors and some do not. He stated that our Historic Districts were being considered for an application for National status. He noted that work done without HS approval could be stopped, fined, or possibly reversed. The HS does not have a pamphlet describing requirements and procedures but information is available on the COS website. It is <http://www.scottsdaleaz.gov/historic-zoning>. Additionally, Mr. Venker states his team needed a realtor but he did not state if that was a COS position or a volunteer position. Regie Buzzello will discuss COS requirements with Mr. Venker.

**INTRODUCTION OF BOARD OF DIRECTORS** - Craig Sjodin

\* Present: Craig Sjodin, Randy Brenckman, Sandy Mucci, Dody Tait and Don Couture. Absent: Bev Tyson. One position vacant as Lee Anderson recently moved out of VM5/5A.

**INTRODUCTION OF NEW HOMEOWNERS** – Dody Tait

**SECRETARY'S REPORT** - Don Couture

\* Minutes for 2016 AMM have been posted on our web site and copies were distributed with the AMM agenda. There were no corrections or comments and the minutes were approved as distributed to members.

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

\* 2016: Our HOA annual operating income for 2016 was \$58,505.61 which was comprised of the following: \$54,505.00 HOA Dues; \$2,100.00 Transfer Fees (7); \$1,925.00 Working Capital Fees (7); and, \$30.61 Interest Income. Our 2016 budget was established for \$53,157.00; however, our total expense for 2016 was \$44,364.69. Therefore, we were \$8,792.31 under budget for 2016.

\* 2017: Our HOA revenue to date for 2017 is \$54,460.07; however, our 2017 budget is \$56,969.00. Additional income is expected due to property sales. As of 11 March 2017 our assets are as follows: Business Checking \$6,499.26; and, Money Market Savings \$53,212.53. Total Assets: \$59,711.79. Our non-allocated funds as 11 March 2017 are \$16,879.41.

\* Our HOA RESERVE ACCOUNT was established on 1/31/13. The account's current balance is: \$49,001.63.

\* 2016 State and Federal 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 outlining his findings is posted in the Ramada.

**RECOGNITION OF & THANKS TO COMMITTEES** – Craig Sjodin

\***Park & Ramada Maintenance** – Randy Brenckman

\***Pool and Spa** – Bill Mucci

\***Landscape Planning and Improvement** – Sandra Barnes

\***Compliance** – Dody Tait

\***Newsletter** – Val Bennett

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

\***Ramada** – Gayle Sjodin

\***Library** – Sandra Barnes

\***Real Estate** – Dody Tait

\***Street Lighting** – Craig Sjodin

\***Social** – Carolina Grandestaff

\***Cocktail Parties** – Sue Carey

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

Members gave a round of applause for all committee members.

## **OLD BUSINESS**

\* Reserve Study – Craig Sjodin

Several internet articles on establishing HOA Reserve Account goals indicate that a reasonable reserve is 75% - 80% of annual income. The Board elected to set the VM5/5A reserve account at a conservative 90% of HOA assessments (\$49,000.) As noted in the Treasurer's Report, this goal has been met.

\* Hiring a professional management company - Craig Sjodin

The Board reviewed a proposal from an HOA management company as directed at last year's AMM. The cost would be \$700 - \$800 per month. The Board elected to continue to serve as managers of our HOA in order to save money for our friends and neighbors. This can continue as long as there are volunteers to serve on the Board.

\* Hiring secretarial support - Don Couture

Written committee reports have simplified recording minutes at Board meetings. Thus, commercial secretarial support is not required at this time.

\* Suspending monthly meetings during the summer months - Craig Sjodin

As suggested at the last AMM, Board meetings were suspended during July and August and September meeting was delayed until mid-month.

\* Non-compliance occupants on Northland – Craig Sjodin

In an attempt to limit legal expenses, the Board applied last spring to have a county judge arbitrate our Northland problem for a \$750.00 fee. However, the system has not worked as we have not been scheduled. There was a lot of discussion and various positions were expressed. Some folks want our CC&Rs and bylaws enforced and others fear spending money on legal fees. The Board will continue with an arbitration effort. It is not likely that progress will be made on this problem without retaining legal expertise. The Board will continue to evaluate the need for legal expertise.

## **NEW BUSINESS**

\* Pool gates & Keys - Craig Sjodin

The pool gates have been malfunctioning and we have had failed Maricopa County inspections. New gates have been placed on order and will be installed very soon. Locks will be keyed to our present keys.

\* Carport storage.

Members are reminded that carports are not for storage.

\* Scottsdale Historical Committee - Craig Sjodin

Remember, Board approval is required for changes to front of properties and painting prior to submission to the Historical Society

\* Poolside water cooler - Randy Brenckman

There was an outside water cooler/drinking fountain that was removed during the last Ramada renovation. The water valve and drain remain but the electrical connection was lost. An initial vote was slightly in favor of restoring the water cooler. After the vote some folks raised additional questions and there was further discussion on the subject. A motion was made and seconded calling for a second vote on the water cooler. There were no dissenting votes on the second vote.

## **MEMBER'S FORUM**

A member expressed that we should be cautious about entering into the National Historic preservation program.

Discussion about concern over government control of OUR community by the Historical Society. It was noted that one other Villa Monterey unit was considering withdrawing from the Historical designation. Although it was thought that we could avoid the widening of Chaparral Road if we were a Historic community, that may not be the case. COS development is creating traffic issues on Chaparral that will eventually be unmanageable in two lanes.

## **ELECTION TO BOARD - Judy Rosenthal**

\* Ballots received by Call to Order: 82

\* Elected to Board: Craig Sjodin, Bev Tyson, Bob Grandestaff, and Don Couture.

\* There are no established procedures for a tie vote. The Board should address this issue before the next AMM

## **CLOSING**

\* Craig Sjodin