

**HOA Board Meeting Minutes**  
**Monterey Park Association/VM5,5A     January 10, 2022**

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:

Sue, Reggie, Malms, Minahans, Butch for New Year's Eve decorations and food

Eric Malm for replacing garden hose

Mike Winney for putting lights in trees

Tony and Bill for sponsoring the Jan coffee

**Vice President's Report** – During the October meeting we decided to increase the dues to \$590 to help fund improvements. There are 3 items of interest: AC, new furniture, shade trees (could include xeriscape/landscape more generally). Will discuss estimates and vote at March meeting. AC and furniture estimates are no problem to obtain. Regarding xeriscape, at a previous Board Meeting members discussed the reduction of water use. A proposal and estimate from a landscaping company would cost between \$1,500 and \$2,000. After discussion summarized below, the consensus was not to proceed at obtaining estimates for xeriscape at this time.

Group discussion:

It has not been determined what removing some of the grass would save us on water usage cost. This would be difficult to estimate because the pool and sprinklers are on the same circuit. Differing opinions were offered on the cost/feasibility of splitting the metering for pool v. sprinklers.

It was noted that the community did not ask for a xeriscape project. They asked specifically for shade trees. But we know that restrictions on water usage are coming. The media has been recently reporting that water allocation from the Colorado river will be curtailed in the future.

**Secretary's Report** – MOTION to approve Dec 2021 minutes made by Randy, seconded by Mary; approved unanimously.

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

2021 came in approximately \$5600 under budget. Most of this is from \$4K unspent legal budget. We still have a few minor adjustments to close the 2021 year. There are some additional expenditures to be

noted for transfers to business savings and capital reserves. For reserve after transfer is complete, it will be at approximately \$40K.

Regarding business savings account – this account is primarily for unanticipated or overruns, but can be used partially for new projects/improvements depending on what the community wants to do (some cushion must be always be kept for overruns and unforeseen).

Before 2/1/2022, final transfers, dues will be deposited, and we will start our 2022 budget.

## **Old Business**

1. Insurance – has been paid, approx. \$5K, covers facilities, covers directors and officers liability and volunteer accidents, propose we get additional bids next year
2. Historical Preservation – Judy met with them recently, they said that they want to address individual units within VM, versus as a combined VM entity
3. 79<sup>th</sup> Street Maintenance – oleander issue: Judy spoke with the City, we do not own the land adjacent to the street where the oleanders are growing, essentially, the street ends at the wall; the dispute with the 2 HOAs should be worked out between the two communities, if the City becomes involved they may deem the oleanders to be a hazard and may cut them down, we would be relegated to a blank wall; suggestion was made that we split the responsibility - continue to allow La Villita to trim the shrubs and then we clean up the debris, since getting LV to address the debris continues to be an issue.

## **Committee Reports – Committee Chairs**

- Pool and Grounds (Bill, Randy) – everything ok
- Compliance (Board) – nothing to report
- Directory (Joan) – please get contact sheets in
- Web Page (Judy for Beth) – everything ok
- Ramada Reservations and Supplies (Judy for Gayle) – no report
- Ramada Housekeeping (Sue) – if we are not going to do furniture right away, then we need to clean table and chairs
- Library (Ann) – everything ok
- Real Estate (Judy for Bev Pettit) – 6 homes sold in 2021; the highest sold for \$570K, the lowest sold for \$390 (early in the year); 4 homes sold in \$500K range
- Street Lighting (Judy for Craig) – no report
- Welcoming (Kathy, Carolina) – no report
- Architectural (Marsha) – no report
- Special Events (Marsha) – had an impromptu game night; if you are interested in game nights contact Marsha
- Cocktail party (Terry) – have a party scheduled on Jan 21, and we will combine it as a going away for Maddie Krska
- Coffees (Judy) – Carolina will take over for Maddie

## **New Business**

1. Annual meeting date – MOTION to have the annual meeting on Saturday March 12; Board meeting would be at 9:00 followed by annual meeting at 10:00; Wayne motion to accept the 12<sup>th</sup>, second by Terry; (Randy won't be here); all in favor except for Randy (voted no since he will be unable to attend on the approved date)
2. Election process – requests for nominations will go out soon; 3 openings this year (Randy, Wayne, Maureen); voting will occur in February
3. Rules revision – request was made to residents to review the rules, which are posted on the website [montereyparkassociation.com](http://montereyparkassociation.com); go to the heading 'Buyers Information and documents'; rules are listed under this, 3 pages of rules are there, a formal notice/ask will be sent out to the community to give feedback on the rules, and any changes proposed will be voted on by the community; the last time the rules were revised was June 2015

## **Adjournment**

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

Meeting adjourned 10:02 am.

Minutes submitted by Maureen Harding, Secretary.