

Monthly HOA Board Meeting Minutes Monterey Park Association/VM5,5A April 10, 2023 FINAL

Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal
Board members absent	Beth Minahan
Approximate # resident attendees	15
Meeting called to order	9:00 a.m.

President’s Remarks – short meeting today; electronics recycling took place this past Saturday, thanks to Jeff Malo (assisted with his van).

Secretary’s Report - MOTION to approve March 2023 minutes made by Sandy, seconded by Terry, approved unanimously.

Treasurer’s Report - MOTION to approve April 2023 financial report made by Marilyn, seconded by Maureen, approved unanimously.

Assessments for the AC installation are due by end of April, with a grace period through the end of May.

COMMITTEE REPORTS

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

Architectural – Marsha Cain

Compliance – Beverly Petit

4 homes were contacted recently regarding compliance with weeds; we are taking a soft approach to first contact people personally, we may resurrect the yellow door hangers as a next step; suggestion was made for residents to provide a key to a local person to access home in the event of emergency.

Directory/Contact Information – Joan Jones, Lisa Nolen

New Directories have been distributed. Judy can shred old directories for people who want to dispose of old directories. Reminder that the most current version is on the website.

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

Judy has received a contact sheet for one new resident.

Real Estate – Judy Rosenthal

Northland home purchase closed recently. House sold for \$400,000. This is the first house that has closed this year. One additional home is pending on Highland.

Street Lighting – Craig Sjodin

Web Page – Beth Minahan

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

No new issues. But regarding the ongoing leak, we are considering to leave the leak as it may be a considerable expense to repair. Question was raised on how much per hour is leaking. We do not have an exact hourly figure, but have an idea of where the leak is and how much per day.

Ramada Operations - Marilyn Herbert

Library – Ann Lane – suggestion made to keep copy of old directories in the library

Ramada Maintenance – Sue Carey

Reservations/Supplies - Gayle Sjodin

Social Activities – Terry Cargill

Cinco de Mayo party planned for Friday, May 5 at 5:30. Terry meeting with Julio's today to get catering pricing. Thanks to Terry for successful social events/parties.

Coffees – Carolina Grandestaff

April was last coffee for this season. Next coffee will be in October.

Thanks to Carolina for successful coffees.

CURRENT AGENDA ITEMS

- Air Conditioning update – contract signed for the exact amount that was bid. Peter Minahan is overseeing the installation. Wolfgang is the contractor. No ETA as yet on when the installation will occur. The cost does not include how we decide to control usage of the system. Controller approach is tbd.
- Xeriscape – we have 3 bids; we have a design; it has been approved by City of Scottsdale who has extended our approval for another year, this includes our eligibility for the City rebate program. Judy volunteered to provide information on how much water we are losing in the leaks. It was discussed that plumbers have “locator” equipment to find leaks. Suggested items to be addressed in the xeriscape assessment proposal: how much water cost will be saved by Xeriscape v. status quo, the timeframe and duration for installation, and how much time the pool area will be inaccessible while xeriscape is being installed.
- Electricity – we are tabling any next steps on electricity. Safety was assessed when electrical contractor was here. The AC does not require an electrical upgrade. Mark Winney volunteered to take point on electrical upgrade. Terry or Judy will provide Mark with information.

- Historical Preservation – we are in touch with HPC and will begin addressing it again; if anyone is interested in Historical Preservation, please volunteer.
- Fines levied for continually ignoring property rules, CCRs - should we do this? You can put a lien on the property, but the legal cost is prohibitive. Unit 4 collects fines, Judy will discuss with them to see what process they follow.
- Wall on 79th street was painted.

OPEN FORUM

Suggest we add to next month's agenda a discussion of possible charging a usage fee for non-HOA sponsored reservations of the Ramada to cover cleaning and energy usage costs.

Revisit wifi? This will be brought up as part of the AC controller meetings. Suggested that we utilize Zoom to have year-round meetings.

ADJOURNMENT

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

Meeting adjourned at 10:02 am

Minutes submitted by Maureen Harding, Secretary.