

Monthly HOA Board Meeting Minutes Monterey Park Association/VM5,5A December 11, 2023 Final
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Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal, Beth Minihan
Board members absent	
Approximate # resident attendees	15
Meeting called to order	9:00 a.m.

President’s Remarks – Judy read a letter received from a Unit 3 resident thanking for access to the Ramada for the weekly Bridge activity. The Unit 3 resident included a \$100 check as a gift to cover utility costs resulting from the Bridge group’s use of the Ramada.

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

Treasurer’s Report - MOTION to approve November month end 2023 financial reports made by Marilyn, seconded by Terry, approved unanimously.

COMMITTEE REPORTS

(Note, reports for each area will be given only if there is a new issue or update)

Architectural – Marsha Cain

Compliance – Beverly Pettit (reported by Judy)
 Yard issue at 7840 Coolidge, resident not present in home for 6 months or more.
 Reminder that bird feeders draw pigeons.
 Will proceed with developing a process to fine residents for non-compliance.

Directory/Contact Information – Joan Jones, Lisa Nolen

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

Real Estate – Judy Rosenthal
 House on Highland closed.

Street Lighting – Craig Sjodin

Web Page – Beth Minahan

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

All is well with pool and spa.

Progress is being made on restroom repairs and renovations. Women’s shower is expected to be available for use later this week. The overall work should be completed within two weeks. An update to the electrical cost differential because of the AC installation was distributed. A contractor did a new square footage measurement for xeriscape.

Ramada Operations - Marilyn Herbert

Library – Ann Lane

Ramada Maintenance – Sue Carey

Reservations/Supplies – Gayle Sjodin.

Social Activities – Terry Cargill

Holiday party this Friday, 5:30pm, dinner served at 6:15.

Coffees – Carolina Grandestaff

Jan coffee will be hosted by Mark and Ana Winney.

Feb coffee cancelled due to conflict with Parada del Sol.

CURRENT AGENDA ITEMS

- Board Elections – Mike and Patti and again overseeing the annual board elections. There are 3 Board positions that will term out this year. Handout describing the processes was provided and reviewed.

2024 HOA Election Timeline (all dates approximate)	
Nominating form sent to residents via email	January 15
Nominating forms returned	January 29
Candidate bios/statements returned	February 12
Ballots distributed	February 22
Return deadline for ballots	March 7
Results announced at annual meeting	March 9

- Insurance – American Alternative is our current carrier. They are a big carrier for HOAs nationally. We have used them for years. Several other VM Units use State Farm at a much lower cost than we currently pay. Judy has investigated the cost and coverages for us to change to State Farm. The comparative coverages and premium charges of each option was reviewed. The State Farm option presents a savings of approximately \$1400 versus the current carrier. It was noted that we have never filed an insurance claim.

MOTION made to accept State Farm as our carrier for 2023. Motion made by Marsha, seconded by Sandy; approved unanimously.

The application will be submitted today, Dec. 11.

- Financial Review – 2023 Budget was reviewed. December unexpected costs: new spa cover, unplanned landscape costs for tree removal, costs to repair and renovate restrooms, increased to VM entrance maintenance fee. The year ended with an excess of over \$8,000 in the operating account. The reasons for the overage were noted. After allocating funds to make up the Reserve shortfall, the final excess amount is approximately \$5,500. 2024 Budget was reviewed. Some increases have been applied to landscaping, electric utility, and pool and spa. Reserve was reviewed. Consideration will be made to possibly including the irrigation system and the wall for the Ramada grounds and common area into the Reserve. **MOTION** made by Sandy to use the 2023 budget excess to offset the amount of eventually replacing the irrigation system, or the xeriscape grass removal project, if approved. Motion seconded by Terry and approved unanimously. **MOTION** made by to approve the 2024 operating budget. Seconded by Marsha and approved unanimously. **MOTION** made by Sandy to retain the annual dues amount for 2024 at \$650. Seconded by Terry and approved unanimously.

OPEN FORUM

Feeding feral cats is a problem as it may draw rats and possibly coyotes. The community has a policy to remove citrus fruit, so why wouldn't we have a policy to prevent people from feeding feral cats? Pigeons are also a problem due to bird feeders. Thanks were expressed to the Board for diligence on the budgeting processes.

ADJOURNMENT

MOTION to adjourn made by Sandy, seconded by Maureen, unanimously approved. Meeting adjourned at 10:27 am.

Minutes submitted by Maureen Harding, Secretary.