

DRAFT

Villa Monterey Units 5-5A
Annual Meeting
March 19, 2012

Call to order by Beverly Pettit at 10:00 AM

Board Members Present: Dody Tait, Bev Gasson, Sandy Mucci, Wayne Knudson, Val Bennett, Susan Marchi, Bev Pettit, Tom Mehen

Quorum Established - 41 property owners represented in attendance at the meeting

Home Owners Open Forum:

The spa is an important asset; however the \$400 assessment may be a hardship to some property owners. Is there enough in our reserve to help lower the assessment? (Our reserve fund must be preserved for future unexpected issues such as sewer and electrical issues.)

The spa is a possible health and safety risk.

How much is the spa really used? (Past surveys report a small minority of home owners used the spa but the home owners at the time did not want to see it removed.)

All other VM units have a working spa.

Does our removal of the spa affect our home values? Potential home buyers may see the lack of a spa as a detriment to buying in this unit.

Spa Vote:

88 votes counted – The spa will be rebuilt and the \$400 assessment stands to cover the costs.
57% of the vote was in favor of removing the spa (75% of the votes must be cast to remove the spa).

Secretary's Report: Susan Marchi

The 2011 Annual Meeting Minutes were approved.

A motion was made to send the DRAFT 2012 Annual Meeting Minutes to homeowner membership within 30 days of the annual meeting. This motion was approved.

The minutes will be distributed via email and hand delivery.

Treasurer's Report: Sandy Mucci

The 2012 budget proposal will be discussed by the Board at the April meeting

The Ramada Renovation Expenses to date: \$14,521.00.

The treasurer's report was approved by membership.

Committee Reports

Coffees and Cocktail Parties – Tom Mehen

The coffees for April and May have sponsors.

The April cocktail party has a sponsor. We are looking for a sponsor for the May cocktail party.

Real Estate – Dody Tait

Eight new home owners have purchased property in Unit 5-5A in 2011.

Maintenance – Wayne Knudson

Pool valves and sprinkler valves remain probable maintenance issues – home owner volunteers have been doing the labor with regard to repairs.

Renovations – Wayne Knudson

The bathrooms are 80% complete.

The library entry and ceiling (including lighting) are on the renovations schedule. The pass-through in the kitchen will be trimmed in tile.

Pool – Jim Bennett

No problems at the moment.

Library – Lisa Knudson

Books will be organized alphabetically by author.

The library may be closed for a short time while the doorway and ceiling are renovated.

Social – Elaine Couture

The committee will be considering what type of summer get-togethers are possible.

New Business:

A Board will take under advisement the process of balloting as to ensure that a secret ballot is maintained.

The Board will research the proposal to place a reflective mirror at the intersection of Coolidge and 78th Street where there is difficulty seeing oncoming traffic from the north.

The Board will take under advisement the possibility of changing the annual meeting to a Saturday in March to ensure that working home owners will have the opportunity to attend.

There were a total of 68 votes in favor of the following Board Members for 2012 and 2013 – Wayne Knudson, Dody Tait and Sandy Mucci

Adjournment: 11AM