

DRAFT
Monterey Park Association
Vila Monterey Units 5/5A
Monthly Board Meeting Minutes
August 3, 2015

The meeting was called to order at 9:00 a.m.

Board Members Present: Craig Sjodin, Randy Brenckman, Kathy Hartmann, Don Couture, Dody Tait, Bev Tyson
Board Members Absent: Sandy Mucci

Secretary's Report: Kathy Hartmann

The July 6, 2015 Secretary's minutes were unanimously approved without changes.

Treasurer's Report: Sandy Mucci

Verbal Treasurer's report tabled until September 14th Board meeting due to absence of Treasurer today. Prior to this meeting Board members received 2015 budget spread sheet and July checking report. The summary report will be presented for approval next month.

OLD BUSINESS

Reserve Study Committee Report: Craig is gathering and extrapolating information from other VM HOA reserve studies in order to construct the VM 5/5A Reserve Study. More information will be presented at the September board meeting.

Ramada Noise Abatement Project: An article in the last newsletter helped generate donations of \$1,200 from the community. Thanks to the generosity of some of our neighbors we have over half of the money needed for the ceiling acoustic portion of the project. Another article will run in the upcoming newsletter in hopes of securing further donations. The next step will be a meeting between the board/community members and the proposed contractor in order to view products and review procedures, decibel noise reduction, etc. Bev Tyson will try to schedule this meeting within the next 10 days to two weeks. An email notice of the date and time for this meeting will be sent out. The Board voted unanimously to proceed with the project, based on the outcome of this meeting.

ADA Curb Cutouts: All cutouts are almost completed. Questions were asked about possible plans for redoing the asphalt. This is not likely to happen because over the years the asphalt has been reworked a number of times and for proper drainage further layers should not be added.

Roof Antennas: Don Couture gave a report on his research of the roof antennas, in compliance with our CCRs and with FCC regulations. Per Don, FCC regulations allow dimensions of 1 meter devices. A question was raised as to source of compliance concerns at this time. Craig will take the first step of a phone call to a home owner; further steps, if needed, will be determined.

COMMITTEE REPORTS

Park & Ramada Maintenance – Randy Brenckman

The olive and Sisso trees have been trimmed. Lawn watering is currently 3 times a week. When grass seeding is done in the fall sprinkler heads will be fixed/replaced. An electrician is needed to evaluate/repair light in Men's restroom above the sink: bulbs fail within minutes of being replaced. A plumber has been out to repair the leaking toilet in the Women's restroom. The 3 lights out on palm trees in the Ramada area will be replaced. Suggestion made to switch out Men's/Women's restroom every 2 years to equalize usage/wear-and-tear/storage space. *No vote taken on this; follow-up needed to finalize suggestion.*

Pool and Spa – Bill Mucci (not present to report)

Gas is off to pool and spa during the summer. Elevated temperatures in both are due to hot environmental conditions. Spa is reported to be at an uncomfortably high temperature for use now. *Suggestion made to place a sign at the spa advising those considering using it, not to do so now.* Bev Tyson will look into obtaining a thermometer for the spa and a replacement thermometer for the pool. *Bev will provide information for the Newsletter concerning the current spa temperature situation.*

Landscape Planning – Susan Marchi

The committee wants to use the \$1,000 budgeted for 2015 to cover the galvanized posts (which provide support to the section of the Ramada roof area that extends over part of the pool decking) and to add one more post for visual symmetry. This would be done in the fall.

Compliance – Susan Marchi, Bev Pettit, Dody Tait

The committee gave a follow-up to the June/July compliance issues: all have been totally or partially resolved except a front wall visibility violation. August compliance issues will be reviewed prior to the Sept. meeting and a report of remediation activities will be given at that time. August compliance issues/questions include: condition of a lamp post and covered cars in carports. For CCR compliance purposes, the Board was asked to enquire/determine who currently is residing in a certain home in VM 5/5A. Susan Marchi will write a letter, to be sent out by the Board, concerning the home exterior and yard condition of an empty property on 78th St. Randy volunteered to be the contact person when a yard noncompliance clean-up may be needed, *and the home is occupied by an individual not financially or physically able to do clean-up on their own*. He will determine appropriateness of the request and determine if neighbors are available to volunteer for the clean-up.

Newsletter – Val Bennett

Val was not present to present. Information for the newsletter needs to be sent to Val as soon as possible this week.

Web Page & Directory – Sue Carey

Report content received via email: All is fine with the website; there are about 21 hits/week. Sue wrote an article for the newsletter about keeping carport content in compliance with the 2015 CCRs; the article was given to the Compliance Committee for review and approval. Once the 2015 social event activities are determined they will be posted to the website.

Ramada – Gayle Sjodin

The large coffee maker will go on sale on Craig's List today (to be replaced by smaller, more user-friendly coffee makers)

Library – Gwen Carlson

Library is functioning well. Users were thanked for returning books to the appropriate location.

Real Estate – Dody Tait

7805 E. Northland has a contract on it; back-up offers are being accepted. In all of Villa Monterey 6 homes are on the market ranging in price from \$210,000 to \$249,000. 4 homes are under contract, or are pending. The listing on the house priced at \$335,000 has expired.

Street Lighting – Craig Sjodin and Bill Pettit

One light at a house on Coolidge has a probable sensor problem; Craig will follow up.

Social Committee – Sandy Mucci and Karen Page

Sandy and Karen will work on planning the social events when Karen returns in the fall. Further information about social events will be distributed then.

Cocktail Parties – Sue Carey

BYOB Cocktail Potluck Parties will resume October 9 at 6:00 pm (Hosted by Sue Carey): Nov. 13th at 6:00 pm (Hosted by Don/Elane Couture): Dec. 31 (New Year's Eve) 5:30 pm (Host to be announced).

Coffees – Madeline Krska and Nancy Knoedler

Coffees will resume Saturday October 3rd; Pam Sorensen and Reggie Buzzello will co-host. Maddie Krska and Nancy Knoedler will oversee the monthly coffees beginning on November 7th.

NEW BUSINESS

*Following up on a suggestion at last month's meeting, Kathy and Bev will use the Community Guidelines (which used to be on the inside cover of our phone directory) to create an updated "important guidelines" list that will be placed in the newsletter and in the glass wall box in the Ramada. It was recommended that this list be given to new homeowners in a packet they receive when moving in to the neighborhood. The purpose of the list is to provide a quick look at important compliance issues and rules with the intent that more detailed information can be obtained from the articles, by-laws, CCRs, and rules and regulations.

*It was decided by Board members (Board official vote was not needed/taken) that the last pages of our documents on the website should be "official" ones, i.e., signed and notarized, if indicated. Craig will obtain these pages for the most recent Amendment to Articles of Incorporation, By-Laws and CCRs. They will be provided to Sue Carey for the website.

HOMEOWNER'S OPEN FORUM

Gwen Carlson reported on an issue that occurred for several neighbors related to the interface between cell phones (and some other emergency devices) and "network extenders". A network extender is an in-home device that will boost a wireless signal when making voice calls, sending text/picture/video messages, accessing mobile web or accessing Smartphone/Blackberry data. The installation and use of a network extender by a homeowner can interfere with neighbors' cell phone and other device reception, resulting in dropped calls, internet disconnection, inability to use your cell phone in your home, static on your line, etc. It took much time and effort for the problem to be diagnosed and remedied. If you experience any of the problems described and subsequently call your cell phone provider, ask about the possibility of the issue perhaps being related to use of a network extender in the neighborhood. (Network Extender information obtained, in part, from an online Verizon Wireless site)

Meeting Adjourned: 10:35 a.m.

Minutes: Recorded by Kathy Hartmann

(July 6, 2015 meeting minutes approved this date – August 3, 2015)

Next Board Meeting: Monday, September 14th. **NOTE Sept. 14th is second Monday of the month; first Monday is Labor Day!**