APPROVED MONDAY, DEC 7, 2020

Monterey Park Association - Villa Monterey Units 5/5A Monthly Board Meeting Minutes - November 2, 2020

Call to Order: 9:00

Board Members Present: Craig Sjodin, Don Couture, Wayne Knudson, Marsha Cain

Absent: Randy Brenckman

SECRETARY’S REPORT: Wayne Knudson

• Highlight of Oct 5 HOA Meeting

• Highlights of Oct 15 HOA Budget Meeting

• Approved as posted

TREASURER’S REPORT: Don Couture

• Treasurer’s report is attached

• No Credit Card Account exists

• Sandy – No CC&R required for audit – However, Board has at times concluded to have an independent audit accomplished

• No official audit will be accomplished but a homeowner(s) review will completed (designated persons)

• ANNUAL BUDGET 2021:

o Adjusting Annual Dues by including the National Social Security Cost of Living Allowance (COLA) Index was approved by the board; therefore, Annual Dues for 2021 will be increased by $10.00

o Annual dues in 2021 are $560

o Earlier decision concluded to credit the homeowners for $35.00 due to 2020 unexecuted social budget allowing a credit to 2021 dues

o Net Dues will be $560 - $35 = $525 will be 2021 Annual Dues Payment Amount

POOL & SPA: Bill Mucci

• All doing okay

• New spa cover arriving this week

• New handle covers installed this week

• Removing the cover completely before use reminder

RAMADA & PARK: Craig on behalf of Randy

• Cutting grass late this time to allow new growth

• Grass to be cut on Thursday

• Quarterly pest control for $85 per quarter was recommended, voted on & approved

• Two diseased saguaro cactus removed on public walkway

WEB PAGE & DIRECTORY:

• Beth Minihan has volunteered to handle the Web Page & Joan Jones for the Directory

LANDSCAPE PLANNING:

• Cutting grass late this week to allow new growth – grass cut Th, Nov 5

• Quarterly pest control for $85. Per quarter was 1. Recommended 2. Voted upon 3. Approved

• Two disease saguaro cacti removed from the walkway between Mariposa & Northland

LIBRARY: Anne Lane - Reports it is fine – lots of books available. REAL ESTATE: Joan Huntsinger

• Craig Sjodin reporting that two homes are in “process”

• Don reported that two buyers made overpayment of transfer fees & board approved returning the overpayment

STREET LIGHTING: Craig Sjodin reported that one light has been updated-no reports of other need

COMPLIANCE: A message was sent to Craig Sjodin about:

• A bicycle in a carport

• Homes under renovation (discussed & as temporary situation - okay)

• Storage cabinets in carport are not authorized, neither are bicycles

SPECIAL PROJECTS/MAINTENANCE: Painting of the Ramada and wrought iron is planned to be completed in November

OPEN FORUM:

• Earlier notices

• There is an amount of expenditure requiring board meeting review

• Any checking event over $100 requires two (2) board member signatures

• Review of discussions of the board conducting business by e-mail as not following legal procedure. Craig explained this was simply follow through on business that had already been presented, voted on and approved in a meeting.

MEETING ADJORNED AT 9:50