

Monthly HOA Board Meeting Minutes Monterey Park Association/VM5,5A November 14, 2022 FINAL

Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal
Board members absent	Mary Smalle
Approximate # resident attendees	16
Meeting called to order	9:04 a.m.

President’s Remarks

Welcome to returned snowbirds!

Recognized Peter Minahan for taking over the Ramada grounds and for stepping up to repair Ramada issues whenever needed.

Recognized Marilyn Herbert for decorating the Ramada and tabletops.

Secretary’s Report – Two sets of minutes from October were presented for approval: the regular Board meeting minutes, and the minutes from the special budget review meeting. MOTION to approve both sets of minutes made by Sandy, seconded by Marsha, approved unanimously.

Regarding email communication to the community, roughly 1/2 to 1/3 of emails sent are not opened. Email is our primary form of communication. Maureen suggested including a hard copy explanation/guide on our email process to residents to improve awareness and ease of access to HOA emails. Annual ballot distribution would be a good opportunity to include this information in the envelope along with the ballot.

Treasurer’s Report – MOTION to approve November 2022 financial report made by Terry, seconded by Marilyn, approved unanimously.

COMMITTEE REPORTS

Architectural – Marsha Cain

Elton Humphreys is joining the Architectural Committee. The Committee approves any changes to the appearance of the front of your house, and what can be seen from the street. The form for the process can be downloaded from the website. Regarding exterior painting, if you are not changing the color of your house, you don’t have to do anything. Note: the phone number on the website rings into the Ramada kitchen, need to update the website to list Marsha’s number.

Resident comments regarding City of Scottsdale Historic Preservation Commission – it is important that the Board be advocates for homeowners and help them in dealing with the Historic Preservation Commission. A suggestion was made to keep a historical record of the community, including pictures and any press material that comes out. There is a binder in the library with old pictures and clippings.

Compliance – Sandy Mucci

Thanks to everyone who has taken responsibility for weeds or have noted neighbors needing weeds addressed. Reminder that homeowners are responsible for lamppost maintenance (the posts themselves, not the bulbs or sensors).

Directory/Contact Information – Joan Jones, Lisa Nolen

Considering a process for providing new residents with an updated directory that includes new residents added throughout the year. Note that the online directory is up to date with new resident listings.

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

New residents should be made aware of email communication from the Board, the Historical Commission, and the fact that street facing appearance cannot change without approval process.

Real Estate – Judy Rosenthal

7 sales have closed this year; 2 additional are on the market

Street Lighting – Craig Sjodin

CALL Craig about street light bulb replacements (do not email)

Web Page – Beth Minahan

contact Beth if there are any suggestions for website content

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

Everything is running fine; water usage is up to accommodate the winter grass overseeding

Ramada Operations - Marilyn Herbert

Reminder to remove leftover food from the refrigeration and counters after social events, and clean counters and sweep the floor. While we have volunteers and a cleaning crew, if you use the Ramada for an event, please be responsible for cleaning up afterward.

Regarding Ramada chair storage, Marilyn researched best practice on how to store furniture in a non-climate-controlled shed. She feels the chairs we are not using will be maintained in good condition in the non-summer months. There is no evidence of rodents in the storage sheds.

Currently the extra chairs are stored in the kitchen but can be moved to the shed for the winter and spring.

Library – Ann Lane

Updated binder of governing documents (CCRs, Rules) is in the library

Ramada Maintenance – Sue Carey

Reservations/Supplies - Gayle Sjodin

Social Activities – Terry Cargill

Happy Hour this Friday at 5:30. Holiday Party details going out at noon today via email. No additional Happy Hour in December due to Holiday Party.

Coffees – Carolina Grandestaff

Thanks to Judy Rosenthal for kicking off our first Coffee of the season; Dec 3 Coffee will be hosted by the Board. Volunteers are always welcome, contact Carolina if you would like to host a Coffee.

CURRENT AGENDA ITEMS

- Solar Installations - there is state of AZ rule that says that HOAs cannot refuse a solar installation. An HOA can make recommendations if they do not affect cost or efficiency. A recent issue arose with a solar installation because it is visible to rear neighbors. The HOA is unsure of our rights to govern this type of installation. Board members will be meeting with a law firm this Wednesday to get better educated on what we can do as an HOA to safeguard the investment of the residents related to Solar. Contractors may tend to be unconcerned with aesthetics, so it is up to us to ensure the best aesthetic outcome.
- Xeriscape Committee report. Beth Minahan is leading the Xeriscape Committee. Next year the Fed is likely to step in to take action on water usage for the Colorado River, since the affected States are not addressing. We get most of our water from Lake Mead, the flow of water to Mead has been curtailed as well as the Glen Canyon Dam. We are dependent on the Colorado River/Mead for power and water. The plan the committee has devised retains a good amount of grass around the pool apron and olive tree and removes the remainder of the grass. Our plan is not final, but a preliminary plan was needed in order to apply for the City of Scottsdale reimbursement program. The cost to do this project would require an assessment. We have gotten 2 informal bids from contractors, on the order of \$50K. The city would pay approximately \$12.5k through their reimbursement program, leaving approximately \$40K that would be funded through an assessment, (about \$400 per household). 51% of homeowners have to approve an assessment.
- VM Entrance/79th Street pruning – Unit 2 is in charge of the front entrance and we (Unit 5, 5A) fund 20% of the total cost. It makes up 12% of our budget. A meeting with all

Units involved will take place on the 28th of November. HOA Presidents and Treasurers will attend.

- 2023 Reserve Study – Reserve study has been updated and is on the website (per AZ Real Estate law). Reserve is mainly funded by real estate transfer fees from new home sales.
- 2023 Operating Budget/2023 Annual Dues – MOTION to set 2023 dues at \$650 per address made by Sandy, seconded by Terry, approved unanimously.

Comments – Elton expressed support for the board’s decision.

Dues statements will be hand delivered by Dec 1. Payment is due by Jan 1. Any received after Feb 1 will be assessed a 10% penalty. Dues can be delivered to Sandy Mucci or to VM mail box at the Ramada.

OPEN FORUM

No additional comments.

ADJOURNMENT

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

Meeting adjourned 10:47 am.

Minutes submitted by Maureen Harding, Secretary.