

HOA Board Meeting Minutes FINAL
Monterey Park Association/VM5,5A Oct 11, 2021

Board members present: Marsha Cain, Terry Cargill, Maureen Harding, Wayne Knudson, Judy Rosenthal

Board members absent: Randy Brenckman, Mary Smalle

Meeting called to order 9:03 a.m.

President's Remarks

Covid has required we make adjustments to October social activities; anticipate being back to normal in November; consideration for vaccination status, attendance at social activities, and mask wearing are all an individual choice.

Thanks to Madi for coffee and breakfast, as well as Elton, Kathy and Sandy. Much appreciated!

Thanks to Mike Winney for lighting the olive tree.

Vice President's Report – No report.

Secretary's Report – Approval of May 2021 Minutes. Motion to approve made by Wayne, seconded by Marsha; approved unanimously.

Treasurer's Report – Approval of Sep 2021 Financials and Check Registers May – Aug; Motion to approve by Wayne, seconded by Terry; approved unanimously.

Budget meeting planned for Oct 25.

Guest Speaker – Adria Surovy, Water Conservationist City of Scottsdale Water Department

Resources and Conservation are the two areas of water management. Resources cover the source and availability of water. Conservation covers the efficient use of water.

The water shortage is a resource issue. The Tier 1 shortage we hear about is a federal issue owned by the Bureau of Reclamation. At the Tier 1 level, the City is not affected. Scottsdale's goals for Tier 1 are increased awareness and promotion of conservation programs. If we get to Tier 2/3, it will be more of an issue for the City. The City has a drought contingency plan, available online.

City is concerned with water waste such as runoff into the street. City is not considering mandating alternate water use days. Cost of water usage will increase as the usage increases; probably not an issue for individual homes in our neighborhood but may impact the HOA as the usage is higher.

Scottsdale's has several Water Conservation programs, with information available online. WaterSmart is technology that shows water usage by the hour. Most of the homes in our neighborhood have the capability for this. Can set up leak and high usage alerts. This is good for seasonal residents.

Rebate programs for water efficient landscaping are available. This could apply if we decide to replace grass in our Ramada area. This program is also available for residential homes. Additionally, the City can help assess the plants residents or HOA are planning to install for water usage impact.

\$250 rebates are available for purchase and installation of automated irrigation controllers. These access the internet, can be managed remotely, and can be programmed to adjust water usage based on weather conditions. The new controllers work using wifi and are easy to program.

City is holding a workshop on Nov 4 on HOA revitalization.

Information about the Conservation Programs and Adria's contact is available online or email the HOA.

Old Business

- Directory- web site access; password protected; send email to yahoo mail site to get the password; while paper directory is updated annually, the online version is updated more frequently to reflect corrections and additions.
- Amenities Survey – AC, Trees and Ramada Furniture were the top 3 requests. Costs are needed. It was proposed to expand the costing for trees to include removing some/all of the grass.

Committee Reports – Committee Chairs

Pool (Bill Mucci) – everything running fine, solar heating running fine; spa is at temp, reminder to remove cover completely and put it back; cleaned out sheds, there are 4 deck chairs in the corner, they are free if anyone wants to take them, otherwise, they will be out front for bulk pickup next Monday (Oct 18)

Judy noted that pool and spa are inspected annually. We had the inspection on Aug 9 and got a perfect score. Bill shared that inspection includes the pools, safety and gates. Any gate problem call Bill or Judy as this could be a safety issue (Unit 4 pool was closed due to gate issue).

Ramada building, grounds (Judy for Randy Brenckman) – Reseeding is underway, cost is around \$700.

Compliance (Board) – weed problem this summer and fall due to more rain than usual; if help is needed to address weeds, or need a referral to obtain a contractor, contact HOA for assistance.

Directory (Joan Jones) – contact Joan for changes, corrections, additions to Directory

Web Page (Judy for Beth Minahan) – working on webpage to update the section on real estate

Ramada Reservations and Supplies (Judy for Gail Sjodin) - contact Gail for reservations

Ramada Housekeeping (Sue Carey) – Sue & Committee oiled cabinets, cleaned upholstery in rest rooms, and other cleaning maintenance as needed; new clock is on the way; this committee covers cleaning needs not done by the hired cleaning crew. Let Sue know if you see anything that needing attention.

Thanks to Peter Minahan for stepping up to fix things in the Ramada as needed.

Library (Judy for Ann Lane) - decreased the inventory; help yourself to books; Ann may donate if we still have too many

Real Estate (Bev Pettit) – 4 homes in Unit 5/5A have sold in 2021; \$390-550K price range; one additional presently under contract, target close date 10/22/21 (has fallen out of escrow as of 10/13/21)

Street Lighting (Judy for Craig Sjodin) - 4 homes have a street light problem and are in process of being addressed; for glass replacement Ace Hardware and Home Depot can cut glass to size; questions or issues with streetlights contact Craig or send email to HOA

Special Events (Marsha Cain) - Halloween party on Oct 30, bring a dish, your drink of choice, costumes. There will be a box of costumes in the Ramada for folks to “shop”.

Judy noted we currently have no money set aside for Holiday party this year, so we need to decide what to do such as charge more, do a potluck, etc. Need someone to lead the planning of this event. Contact Marsha if you would like to have a role in the Holiday party.

Cocktail Parties (Terry Cargill) – no cocktail party in Oct since we are having Halloween party, but we will have one in Nov; will likely be the 3rd Friday of Nov.

Welcoming – (Kathy Hartmann, Carolina Grandestaff) - this is a new committee to help orient new residents to be familiar with our social events, ramada and make sure they have pool key, directory and shareholder certificate.

Architectural (Marsha Cain) - color palette is posted on the website; if you are replacing color/awning with the same color, you don't need to do anything, but if you make a change, the Architectural Committee must inform the city of any changes.

We had a request for solar that will be visible on a roof. While our role is not to approve/deny this type of modification, we do need to inform the City. Please contact Marsha or email HOA with questions.

New Business

- Palm trees - Judy Rosenthal, these were done successfully this past year, it was delayed a week due to heat.
- Contact and Emergency Info Form – A new form that has both contact info and emergency info was created and sent out to the community for review. The contact sheet will be sent out this year as part of the dues notices mailing; Motion to approve contact sheet made by Marsha, seconded by Wayne; approved unanimously.
- New Software for Newsletter and Emails – with thanks to Rhonda and Maureen, we have switched over to Constant Contact as our email platform; we are working out the glitches; if you are not getting emails inform Maureen or send email to HOA.
- Renewed Spa and Pool Permits – see Committee report above
- Audit and Tax Return Approval for 2020 – passed audit, will display in Ramada glass case
- HOPA Sheets up to date – Housing for Older Persons sheets were reviewed; the requirement is that 80% of occupied homes must have at least one resident 55 or older; HOA must have a list of residents in each home including proof of at least one resident per home being 55 or older

- Nominating Committee Co-Chairs Patti Frinzi and Mike Sikes – Motion to approve Patti and Mike made by Terry, seconded by Marsha; approved unanimously.
- Resolution of Outstanding Legal Matter – On Sep 16, our Board held a closed meeting to resolve a legal action that the previous Board in Feb, 2020 had voted to do but, due to Covid restrictions, did not take place. The legal action was to pursue arbitration over a violation of our CC&R's involving owner occupancy that resulted after a change in ownership of the property. After evaluating the possible options, our Board voted to not pursue arbitration and that we believe it is in the best interest of our Association to consider this matter closed.
- Budget Meeting Oct 25, 9:00 am – all residents welcome; reserve will also be addressed
- 79th Street Maintenance – related to trimming and maintenance of oleanders, Judy is working with property manager of La Villita but has not had any result yet. We may have to pursue a legal remedy to clean up the cutting; could have had a role in the flooding at the end of Coolidge St.
- Rules Revision – need to review and possibly revise; will email pdf of the rules to residents for review and to make suggestions; this will not include a revision of the by-laws or CCRs.

Open Forum

Change to recycle day on Nov 1 – Elton noted that recycle will stay the same, the map is misleading, but if you look up the address it remains Monday and Thursday for Villa Monterey. Elton also called the City to confirm. We will need to update the message previously sent to residents.

The next bulk pickup is week of Oct 18.

Adjournment

Motion – Marsha moved to adjourn; Wayne seconded; passed unanimously.

Meeting adjourned at 10:20am.

Minutes submitted by Maureen Harding, Secretary