

Monterey Park Association
Villa Monterey Units 5/5A
Annual Membership Meeting Minutes
March 9, 2019

Call to order – 10:04 AM - HOA Board President - Craig Sjodin

QUORUM STATUS – Sue Carey
30 Members in attendance at 10:04 AM:

GUEST SPEAKER – Steve Venker, Manager, Scottsdale Historic Preservation Staff (SHPS).
* Mr. Venker discussed the operation of the SHPS and answered questions. General information only and no specific cases were discussed.

WELCOME AND PRESIDENT'S COMMENTS - Craig Sjodin

- * Craig Sjodin discussed the key projects accomplished by the Board in the past year.
 - * Sewer and waterline repair
 - * Pool Drinking Fountain
 - * Pool Gates installed
 - * Solar Pool Heating
 - * Repaint outside furniture
 - * Pool deck repair

INTRODUCTION OF BOARD OF DIRECTORS - Craig Sjodin

* Board Members Present: Craig Sjodin, Sandy Mucci, Sandra Barnes, Don Couture, and Bob Grandestaff.

* Board Members Absent: Randy Brenckman, and Beverly Tyson.

New HOA Members – Craig Sjodin

* Craig Sjodin introduced two new homeowners who were present at the meeting.
Peter Minihan and Mike Schumer

SECRETARY'S REPORT - Don Couture

* Approved as distributed in the AMM packet.

TREASURER'S REPORT: - Sandra Mucci

* Sandra Mucci noted that we had underrun our 2018 budget while completing the projects noted above. Much of the work was accomplished with unallocated funds.

* For 2018:

Our HOA annual operating income for 2018 was \$57,940.44 which was comprised of the following:

\$54,450.00	HOA Dues
\$ 1,800.00	Transfer Fees (6)
\$ 1,650.00	Working Capital Fees (6)
\$ 40.44	Interest Income

Our 2018 budget was established for \$59,660.00. Our total budgeted expense for 2018 was \$56,868.08. We were, therefore, \$2,791.92 under budget for 2018.

For 2019:

Our HOA revenue to date for 2019 is \$55,132.93 and our 2019 budget has been established for \$59,450.00.

Presently, our assets are as follows:

Business Checking	\$ 4,489.05
Money Market Savings	<u>\$43,336.03</u>
Total Assets:	\$47,825.08

Our non-allocated funds are currently \$1,634.71. \$4,300.00 of non-allocated funds were used in 2/19 to partially fund our now completed Pool Deck Resurfacing Project.

Our HOA RESERVE ACCOUNT was established on 1/31/13. The Board voted during our 2/6/17 Board Meeting that our target goal for the Reserve Account would be \$49,000.00. We had reached this goal on 2/28/17. \$4,220.00, however, was withdrawn from our RESERVE ACCOUNT in 2/19 to pay the remaining balance on our Pool Deck Resurfacing Project. The account's current balance is \$45,516.63. The money withdrawn from this account will be replenished upon receipt of anticipated working capital and/or transfer fees. Please note that \$675.00 has already been deposited to replace some of the previously withdrawn funds.

COMMITTEE INTRODUCTIONS – Craig Sjodin

* Craig Sjodin made the following introductions:

* **Park & Ramada Maintenance** – Randy Brenckman - Absent

* **Pool and Spa** – Bill Mucci

* **Landscape Planning and Improvement** – Sandra Barnes

* **Compliance** – Bob Grandstaff

* **Newsletter** – Patti Frinzi and Mike Sikes

* **Web Page & Directory**- Sue Carey

* **Ramada** – Gayle Sjodin

* **Library** – Ann Lane

* **Real Estate** – Joan Hunsinger - Absent

* **Street Lighting** – All homeowners participate at Homeowner's Open Forum.

* **Social** – Sandra Barnes

* **Cocktail Parties** – Sandra Barnes

* **Coffees** – Maddie Krska

OLD BUSINESS

* Craig Sjodin made the following announcements.

* The Board is suspending monthly meetings during the summer months.

* Reminder to all homeowners that carports are not for storage.

* CC&R Compliance – Reminders to homeowners that the person owning the property must be clearly identified in county recorded documents. This CC&R requirement will be enforced.

NEW BUSINESS

* Weather proof storage shed replacement is underway. Due to termites on the west side of the Ramada, The pavers must be removed, the base must be treated, and a new slab foundation and patio extension must be installed.

* Termite Contractor was replaced.

MEMBER'S FORUM

- * Roof rats noted in the area eating on fruit not gleaned from trees. Members voted to have the Board establish a date for all orange trees to have their fruit removed. Lemons are TBD.
- * It was pointed out that St. Mary's will glean fruit trees if they are contacted in December. A note will be added to the December 2019 Board meeting computer file folder to put this topic in the December 2019 agenda.
- * Trash on 79th Street. Being done by outsiders. Difficult to prevent.
- * Pool solar heating installation costs will be recovered in 6 years by savings on gas, but the warranty on the system is for 15 years. Thus there will be 9 years of savings on gas. A very good deal.
- * People wearing a badge that claimed they were from the Humane Society were in the area knocking on doors on 8 March 2019. The VM no soliciting sign is small and only at one entrance. When they were told there was no soliciting allowed, they ignored the comment and continued to knock on doors.
- * A member noted that coyotes have been spotted in our Unit on 79th and food has been left out for them in Unit 4 also.

ELECTION TO BOARD - Judy Rosenthal

- * The voting response was approximately 80%
- * Elected to the Board.
 - Susan Marchi
 - Beverly Pettit
 - Marsha Cain
 - Craig Sjodin

CLOSING – Craig Sjodin

- * Meeting adjourned at 11:05.

Minutes Recorded By:

Donald J. Couture, Secretary