

Approved Revised
Monterey Park Association
Vila Monterey Units 5/5A
Monthly Board Meeting Minutes
7 January 2019

Call to order: 9:01 AM: Craig Sjodin, President

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

Board Members Absent: Randy Brenckman.

Secretary's Report: Don Couture

* Approved by Board as posted on the BB and web page but later revised by the Secretary to correct a critical deficiency in the posted draft.

Treasurer's Report: Sandy Mucci

* Treasurer's Report for the month of December 2018. Effective 12/31/2018 Total Available 2018 Assets were \$10,932.70. Reserve Account balance was an additional \$49,055.71. Non-Allocated Funds were \$8,140.78. Total 2018 HOA income was \$57,940.44. Detailed data to be posted on the website.

* There was a \$2,791.92 Budget Underrun in 2018.

* Ten Homeowners have not paid their dues as of this date.

* Report approved by Board.

OLD BUSINESS

* Recycle Containers for the Ramada. – Craig Sjodin
To be delivered on 7 January 2019.

* Ramada phone update. – Robert Grandestaff.
In work.

* Termite contractor – renew or replace?

It was decided to find a new contractor. Homeowners identified a few contractors who have provided good service.

* Cleaning Lady replacement?

A man and wife cleaning team who presently do excellent cleaning for several VM5/5A homeowners has been hired to do Ramada cleaning. They are Mr. and Mrs. Garcia.

* Historical Committee staff desire to override HOA's control over front patios and French doors was addressed at a Committee meeting at 6:00 PM on Thursday 6 December 2018. Several VM5/5A homeowners spoke in support of overriding the staff recommendation.

* The Committee accepted the comments by residents and overrode the Staff recommendations.

* Final Historic Preservation Commission (HPC) guidelines have not yet been established. Villa Monterey Presidents will strive to keep the local boards in control of VM architecture whereas the HPC Staff wants to play down the role of the HOAs.

COMMITTEE REPORTS

01 Park & Ramada Maintenance – Randy Brenckman.

* Randy is out of town. All appears well.

02 Pool & Spa - Bill Mucci.

* All is in good working order. (A pool draining requirement was identified by the pool cleaners after the meeting.)

03 Landscape Planning – San Barnes.

* Some frost damage to plants that will need to be replaced. Considering trees for the Ramada grounds. No firm plans as of this date.

04 Compliance – Robert Grandestaff.

* No major issues. A homeowner noted that tree trimmers had left debris in her yard and on her roof. The Board will assure that future tree trimmers will clean up debris.

05 Newsletter – Patti Frinzi and Mike Sikes.

* The last edition of the newsletter was distributed in December. We are working on the next issue and will have it ready in about a week. It includes articles on the Scottsdale water campus, which we toured last year, and the December meeting of the Historic Preservation Commission.

06 Web Page & Directory - Sue Carey

* All sellers should be aware of the HOA sales requirements and they should also assure that buyers know the requirements. The web page has a Shareholder & Buyers Information/Legal Documents section that spells out the required actions.

07 Ramada - Gayle Sjodin

* It was noted that plastic forks and sugar packets need to be restocked.

08 Library – Ann Lane

* All OK. Excess books will be offered to the Scottsdale Library.

09 Real Estate – Joan Hunsinger

* In all of VM, there are 26 listed homes. Price range is from \$219K to \$525K. 2 homes are under contract and 4 are pending. 8 homes sold in December 2018 from \$285K to \$355K. In VM5/5A we have three homes for sale. The housing market may be slowing.

* It was noted that we do not have a good system to give new homeowners a Ramada/pool key. The Board should establish a procedure to improve this process.

10 Street Lighting – Status report from Board and members present.

* One light out at the east end of Northland. Lamp has been damaged and needs to be replaced. A homeowner stated that a similar lamp could be purchased on a specific web site. (Desired lamp availability could not be confirmed at the recommended site after the meeting; however, lamps similar to VM5/5A lamps are available on the web.)

11 Social Committee – Sandra Barnes

* Christmas dinner was very successful. All present at the Board meeting thanked San for a job well done.

* The Light Post judging on was on 20 December by an outside judge. The \$100 prize went to Bernard & Connie Swiercz for their snowman. Next year there may be more prizes at a lower award levels.

* Thanks to Sue Carey and Ann Lane for an excellent New Year's Eve Party.

* San will schedule more social events in 2019. She is considering events for St. Patrick's Day and Cinco de Mayo.

12 Cocktail Parties – Sandra Barnes.

* The next CP is on Friday, 11 January 2019. As always bring food to share and BYOB.

13 Coffees - Madeline Krska

* Good attendance at the Coffee on 5 January. The Page's sticky buns were outstanding. Thank you.

* The next coffee is on 2 February 2019. Need Coffee sponsors for February and March.

NEW BUSINESS

* The Board approved an interim/temporary 2019 Budget that is the same as the 2018 Budget. This temporary Budget provides authorization for 2019 expenditures until such time as the Board updates and approves the 2019 Budget.

* The Board will hold a Special Board Meeting at 9:00 AM on 12 January 2019. The single agenda item is the development and approval of the 2019 Budget for VM5/5A. This Budget will replace the temporary Budget approved at the 7 January 2019 Board Meeting.

HOMEOWNERS' OPEN FORUM

* Residents asked about the cable at the east end of Northland. It is a Cox cable used to bypass non-functioning underground cables. Cox needs city approval to dig up streets. Residents may call Cox to complain.

* Residents asked about Ramada cabinet upkeep. Liquid Gold furniture "polish" was recommended and the cleaning crew will be asked to apply Liquid Gold to the Ramada cabinets.

* The Board was asked to improve the Ramada outside storage unit. The Board will get estimates to do an upgrade/replacement and will consider this as a candidate project for the 2019 Budget.

Meeting Adjourned: 9:45 AM

Minutes Recorded by: Donald J Couture, Secretary.

Revised by Donald J Couture, Secretary to list the proper name of the HPC as requested by a homeowner at the 4FEB19 Board Meeting.