

1st Draft

MONTEREY PARK ASSOCIATION

VILLA MONTEREY UNITS 5/5A

Monthly Board Meeting Minutes

January 10, 2020

Call to Order: 9:05 AM

President's opening remarks: The purpose of the meeting is to appoint 3 persons to fill the positions vacated due to the resignation of the boards members resignation effective December 20, 2019.

BOARD STATUS as of December 20 ,2019

Board Members Present: Craig Sjodin, San Barnes, and Marsha Cain

Board Membership Resignations as of December 20, 2019:

Marchi, Susan- Not active. Resigned from BOD after 2 December Board meeting.

Petti, Beverly- Not active. Resigned from BOD after 2 December Board meeting.

Mucci, Sandy- Not active. Resigned from BOD after 2 December Board meeting.

*Brenckman, Randy-. Resigned by request of BOD in March 2019 per B. A. IV S.7.

Secretary's Report:

A secretary's report was not provided at this meeting.

Treasurer's Report:

A treasurer's report was not provided at this meeting.

BUSINESS:

Discussion points:

- A motion was introduced by the President to appoint members to fill the 3 vacated positions in accordance with the Articles of Incorporation, Bylaws and CC7Rs to conduct business as outlined in the agenda for January 10, 2020. A second motion was not considered due to the members of the floor objections regarding the 3 member board having a quorum and right to appoint persons to fill the vacancies to address the previous budget issues under further review.

- The “quorum” topic under consideration was open to the floor for discussion. Several members voiced their opinions citing the bylaws. Questions were answered by the President.
- After a lengthy discussion and debate, a community member (Bill Thomlinson) attending the meeting referred to and defined the 3 governing components consisting of the Articles of Incorporation, Bylaws and CC&Rs stating the 3 member board under the Articles of Incorporation were in legal rights to appoint 3 members to fill the vacated positions.
- The 3 people were duly elected and appointed to serve on the BOD to fill the 3 positions vacated at the board meeting conducted on December 20, 2019. The 3 newly appointees will serve until the scheduled March 7, 2020 meeting until the term positions are up for election. Craig moved for the motion to appoint the 3 people and was second by the current BOD.
- The 3 appointed members are Beverly Tyson, Don Couture, and Marilyn Herbert.

OLD BUSINESS:

Budget Review presented by Don Couture. Increase of HOA dues based on expenditures and balances is still being reviewed. Don distributed copies of the current budget.

COMMITTEE REPORTS:

01 Park & Ramada Maintenance – Position uncertain at this time.

02 Pool & Spa –Bill Mucci

*All equipment for the pool is in good operating condition. Bill declined to continue to oversee landscaping. Randy Brenckman offered to assist in helping out on the landscape.

03 Landscape Planning –

04 Compliance – Vacated. Position uncertain at this time.

*No report given at this meeting.

05 Newsletter – Position uncertain at this time.

There is no Newsletter commit at this time.

06 Webpage & Directory – Sue Carey

*Sue requested updated information regarding addresses, emails, etc.

07 Ramada & Park – Ramada Interior Committee

*Gayle (reservations & supplies

*Bill (Ramada)

08 Library – Ann Lane

*All is good.

09 Real Estate – Joan Hunsinger

*5 VM5/5A Homes have sold in 2019

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

*Craig & Donna Parker (7810 E. Northland) needs their light replaced. Will be replaced by Craig.

11 Social Committee – Sandra (San) Barnes

*Lamp post winners were announced and as follows: Madi Kriska, Heide Hertsenberg, & Mary Smalle.

*New Year's Eve party was a big success & turnout.

*Cocktail party had a turnout of 51 people.

*January 4, 2019 coffee had approximately 20-23 people attending.

*February 1, 2020 coffee will be hosted by Tony Bruno and Bill Tomlinson. Coffee will begin at 9:30 AM and will include a celebration of February birthdays.

12 Cocktail Parties – Sandra Barnes

13 Coffees – Madi Kriska

NEW BUSINESS:

HOMEOWNERS OPEN FORUM:

*Regina Buzzello was recognized by the BOD to voice her opinion regarding how the HOA BOD conducts business. It is noted she distributed copies to each BOD which referred to Open Meetings: Exceptions and Proxies: absentee ballots: definitions. Regina stated her concerns referring to closed meetings, violations of open meeting laws, a quorum of board using emails to conduct HOA business, Board not adhering to State Laws and Secret ballot issues. Regina announced she taped the meeting.

*Don Couture made a motion to amend the Bylaws to research secret ballots, however, it was not approved and the BOD will research the requirements and procedures to preserve the confidentiality of the vote and comply with other legal requirements. (Contained in the Davis-Stirling Act)

*A motion by Judy was made to select an odd number of members to serve on the board and be in effect for the March 7, 2020 Annual meeting. The motion passed with all current BOD.

*Randy recommended a "Wish List" to be reviewed.

*A wish list/survey was sent to the residents via email. Currently, Marsh Cain has received 14 surveys for the "Wish List" and is in the process compiling the results.

*The BOD voted on the next Annual Meeting in March to be conducted March 7, 2020 at 9:00 AM in the VM5 Ramada.

MEETING ADJOURNED: 10:45 AM

*Motion to adjourn meeting by Craig Sjodin. Motion second by BOD.