

Villa Monterey Improvement Association
Minutes of the Annual Meeting
March 19, 2023
2 p.m.
Park Ramada

President Rick Morine called the annual meeting to order at 2 p.m. Directors present were Rick Morine, Executive Secretary Judy Braun, and Granger Macy. Treasurer Julia Kerrigan was absent with excuse. Homeowners, residents, and guests present included Jean Mayes, Chuck and Linda Lacy, Hope Carr, Krista Beale, Kathy Desmond, Kathryn Grimco, Mike and Carol Peterson, Matt and Janet Peterson, Connie Hakanson, Patti Hannon, Kathy Hotchner, Sandy Keeton, Karen Kelly, Maggie Leiteritz, Mike Lewis, Andy Duncan, Beth Spiers, Marjorie Redleaf, Bill Martin, Angela Ward, Craig Johnson, Heather McLellan, Liza Pryor, Willie Schmidt, Sandra Ghaffari, Susan Lennon, and Susan Wrubel.

Minutes

The minutes of the March 20, 2022, annual meeting were approved by members without correction.

Scottsdale Historic Preservation Commission (SHPC) Guest Speaker

1. Peter Hosner from SHPC shared some of his architectural background. He stressed that the commission is here to work with homeowners, and commission members want to listen to comments and to answer questions. He explained that he feels the wording of some guidelines is ambiguous, and he wants to change some of the wording.
2. Beth Stiers raised the question of artificial turf and stucco on the front façade; she also asked why each homeowner must apply for a tax break when the neighborhood is designated a Historic District; Hosner will seek answers for her.
3. Morine asked about solar panel equipment and the placement of such equipment; Hosner stated that the front elevation is very fragile so solar equipment should be screened in some way within guidelines of the HOA.
4. Morine also wanted clarification regarding paint colors: if a homeowner requests a paint color which is in the board-approved color palette, does the request have to go to SHPC; Hosner answered, "It does not."
5. Karen Kelly questioned the guidelines regarding a neighboring addition built into the open space south of her house and about the stucco not matching the existing brick; Hosner said SHPC does not have jurisdiction behind a wall if all setbacks are maintained; Kelly asked if the guidelines even applied; Hosner stated again that the language should be more pointed and wants more information from Kelly.
6. In closing, Hosner urges homeowners to attend hearings and to send questions to him or to Jesús Muzillo.

Reports

1. President (Rick Morine)
 - a. Election Results: Forty-three valid ballots were received and counted by Mike and Carol Peterson. A quorum was reached (25 are necessary for a quorum of the annual meeting). The newly elected board members are M'Lis Chris, Andrew Duncan, and Granger Macy.
 - b. In Memoriam: This year we lost Maureen Prombo, Irv Douglas, and Anna Marie Hunsaker.
 - c. New Homeowners and Renter: Welcome to homeowners Andrew Duncan, M'Lis Chris, Sten and Connie Hakanson, Maggie Leiteritz and Cindy Haack, Jim Rhyne, and Peter and Virginija Frechette. Welcome also to renter Lance Sedbrook.
 - d. Recongnitions
 - i. Retiring directors Ed Kolstedt and Marisa Upham.
 - ii. Volunteers who spread gravel along in the interior perimeter of the park: Leiteritz, Haack, Kerrigan, Ward, Johnson, Steiner, Corban, Kolstedt, Duncan, Lewis, Peterson (Matt), Stell, Jose Esqueda and Ephrin.
2. Executive Secretary (Judy Braun)
 - a. Please advise if you have any changes to directory entries. The 2023 directories will be delivered within a week following the annual meeting.
 - b. Fifty-four percent of our community has responded to the HUD-required age verification survey; homeowners have until April 30 to complete this online survey.
3. Treasurer (Rick Morine for Julia Kerrigan)
 - a. All financial reports and approved budgets can be found on our website (www.villamontereyone.org).
 - b. The 2022 audit was completed by Carol Peterson, Maggie Leiteritz, and Judy Braun and can be found online.
 - c. State and Federal tax returns have been filed for 2022.
 - d. Annual registration for the Arizona Corporation Commission will be filed by June 2023.
4. Park and Pool (Maggie Leiteritz)
 - a. Chairs and chaise lounges around the pool have been powder-coated and fitted with new wheels and feet.
 - b. Gravel has been placed along the interior perimeter of the park.
 - c. Volunteer recognitions for park maintenance: Pam and Morgan Hamm, Ed and Melody Kolstedt, Keith and Suzanne Corban, Kathy Hotchner and Dan Syllaba, Angie and Rad Masinelli, Tom Prombo, M'Lis Chris, Angela Ward, Krista Beale, Rick Morine, and Carol and Mike Peterson. We thank them for their dedication in keeping our "oasis" beautiful. Volunteers are always welcome: contact Maggie to become a member of the team.

5. Neighborhood Watch (Kathleen Desmond)

- a. Our community has had six reported break-ins recently. Four or five people have been arrested. Police have been patrolling our neighborhood and making their presence known by parking in a homeowner's driveway. SRP is now patrolling the canal; this has helped to eliminate the homeless issue along the canal. Our local police do not have jurisdiction over the canal or the alleyways. Residents are encouraged to call the police either at the non-emergency number or at 911 if any they feel threatened by any action out of the ordinary around their home. Officer Pulaski is specific to Villa Monterey.

Homeowners' Forum

1. Morgan and Pam Hamm have volunteered to purchase a portable basketball hoop for the park, and Granger Macy has volunteered to purchase pickle ball equipment. Morine asked if homeowners present had any objections; most of those present thought both were good ideas; guidelines will be developed for hours of use and printed in the 2023 directory.
2. The irrigation system around the exterior of the park is leaking; Morine will discuss this with the landscaper.
3. Morine stated that three speed bumps should be installed in the neighborhood within 10 to 12 weeks. The locations are on 74th Place, Mariposa Drive, and Rancho Vista Drive.

The meeting was adjourned at 3:08 p.m.

Submitted by Judy Braun, executive secretary.