

Villa Monterey Improvement Association
Annual Meeting of the Members of the Association
Minutes
March 21, 2021
Video Conference

President Rick Morine called the annual meeting to order at 2 p.m. via Zoom. Directors present were Rick Morine, Vice President Maureen Prombo, Executive Secretary Judy Braun, Mary Coping, Granger Macy, Ed Kolstedt, and Marisa Upham. Treasurer Julia Kerrigan and Park Superintendent Terry Walsh were present.

The minutes of the March 15, 2020, annual meeting were approved without correction.

Reports

1) President

a) Election Results

- i) 50 ballots were received; 45 were valid (contained owner signatures); a quorum was reached (25 are necessary for a quorum of the annual meeting).
- ii) Mary Coping and Judy Braun were reelected to the board.
- iii) Mary Coping, Linda Hull, Liza Pryor, Heather McLellan, Tom Corrigan, Tom Prombo, and Melody Kolstedt were reelected to the Social Committee.

b) In Memoriam

- i) Maria Elena Turak
- ii) Charles Willoughby

c) Welcome to New Residents: Elizabeth Foley, Sandy Keeton, Kathy Hayden, Diane Nydick, Connie DeLuca, Sherry Brown & Jean D. Brule, Lisa & Mick McLaughlin, Beverly Tester, and Joyce Cruz.

d) Recognitions

- i) Terry Walsh has retired as chairperson of the Architectural Review Committee for many years.
- ii) Marissa Upham hosted the 2021 Zoom annual meeting.

2) Secretary

a) Homeowners and residents were asked to submit any corrections, additions, or deletions to the directory online at www.villamontereyone.org under DIRECTORY or directly to Judy Braun. The 2021 directory will be delivered to homeowners and residents shortly after April 6.

b) HUD requires an age verification of occupants every two years. The last one was in 2019. A short online survey will be available April 1 and should be completed by homeowners no later than April 30.

3) Treasurer

- a) Financial reports can be found online at www.villamontereyone.org.
- b) The Audit Committee completed the Association's annual audit for 2020 on March 10, 2021. The results are found online.
- c) All assessments have been collected; there is an adequate amount in the reserve fund.

4) Architectural Review Committee

- a) Ed Kolstedt, the new ARC chairperson, thanked Terry Walsh for her years of service to the community.
- b) The ARC committee will no longer watch-dog resident cleanup of canal properties or alley properties. There is an expanded color palette for home exteriors to choose from.
- c) ARC exists to help homeowners succeed in improving their property.

5) Pool Committee

- a) The firepit bids were very high, and construction of a firepit will not be considered.
- b) Three new umbrellas and holders were purchased.
- c) Prombo and Coping did an extreme scrubbing of the fountain. Former resident Tony Viti gave directions on the care of the metal fountain.
- d) The tree west of the kitchen ramada is dead and will be removed. A stationary grilling area was suggested for the space.

6) Park Superintendent

- a) Two bids were received for moving the sprinklers away from the wall.
- b) The interior of the park wall needs to be repainted after the sprinklers are moved.
- c) The Association hired a new pool maintenance vendor.

Adjournment

The meeting was adjourned at 2:34 p.m.

Submitted by Judy Braun, executive secretary