

Villa Monterey Unit One Improvement Association
Regular Meeting of the Board of Directors
MINUTES (Open Meeting)
April 19, 2017
Park Ramada

President Rick Morine called the meeting to order at 4:30 p.m. Directors present were President Morine, Treasurer Mike Hamm, Executive Secretary Barb Colbert, Maureen Prombo, and Tony Viti. Peter Frechette and Granger Macy were absent with excuse. A quorum was reached. Seventeen homeowners were present.

Homeowners' Forum

1. Linda Ross asked about having time at end of meeting for homeowners to speak.
2. Jean Mayes asked for clarification of the Parking Lot Concept and suggested that amendments that were voted down at annual meeting may have been too restrictive.
3. Chuck Lacy asked why the board got involved in recent situation involving two homeowners' dogs.

April 2, 2017 Minutes

Mike Hamm moved and Rick Morine seconded to approve the April 2 regular board meeting minutes without correction. The motion passed unanimously.

Reports

1. President (Rick)
 - a) Election/ballot results were reported.
 - b) The Parking Lot Concept: the boardroom parking lot is simply a place where the board *parks* any matters that arise (ideas, questions, and future agenda topics) that are not on the current agenda but which the board agrees could be important or valuable to consider at another time.
 - c) President Morine asked Treasurer Hamm to rewrite item three of Payment Plans of the Assessment Collection Policy (found on the website) because its current language is not clear.
 - d) The secret ballot issue was added to Parking Lot.
 - e) There was no board interest to place Chuck Lacy's exercise equipment in the park.
2. Secretary (Barb)
 - a) The 2017-18 directory will be distributed to residents in early May.
3. Treasurer (Mike)
 - a) Treasurer Hamm presented financial reports for the fiscal year to date; copies are available online at www.villamontereyone.org under FINANCIALS.

- b) The required annual AZ Corporation Commission report will be eFiled before June 21.
 - c) Peter Frechette was removed as signatory from the Chase bank accounts, and President Morine will be added.
4. Historic Committee (Maureen)
- a) The committee is working to revise its charter for Villa Monterey.
 - b) A new exterior color palette for homes was discussed.
5. Park Superintendent (Terry)
- a) New doors are needed for our two buildings.
 - b) New drain covers were placed in the pool.
6. Architectural Control Committee (Terry)
- a) The Committee approved the Sherwin Williams Desert and Southwest Style exterior color palette.
 - b) Stan Cohen has completed his driveway.
 - c) There has been good compliance with letters sent to homeowners regarding weeds, etc.
 - d) The committee approved Mike Nielsen's request to remove the sliding-glass door in the front of his house and replace it with a window similar to other front windows in the neighborhood; the Historic Commission also approved his request.
7. Waterfront Project Liaison (Tony)
- a) Tony has been in contact with the City planners and current plans are unclear.

New Business

1. President Morine asked the board to approve the following appointments, and the board unanimously approved his request.
 - a. Directory (Barb Colbert, Julia Kerrigan, Rick Morine)
 - b. Grievance Committee (Peter Frechette, Granger Macy, Maureen Prombo)
 - c. Park Superintendent (Terry Walsh)
 - d. Real Estate Liaison (Julia Kerrigan)
 - e. Villa Monterey Historic Preservation Plan (Maureen Prombo)
 - f. Waterfront Liaison (Tony Viti)
 - g. Webmaster (Rick Morine)
2. Treasurer Hamm moved and Executive Secretary Colbert seconded that the 2017 budget he presented be approved. The motion passed unanimously. The approved budget can be found online at www.villamontereyone.org under FINANCIALS.

Adjournment

The meeting was adjourned at 5:07 p.m.

Submitted by Executive Secretary Barb Colbert