

**Villa Monterey Improvement Association**  
**Regular Meeting of the Board of Directors**  
**Minutes (Open Meeting)**  
**April 6, 2019**  
**Park Ramada**

President Rick Morine called the meeting to order at 11 a.m. Directors present were President Rick Morine, Vice President Maureen Prombo, Executive Secretary Judy Braun, Mary Copping, Pat Falduto, Granger Macy and Frank Murphy. Treasurer Julia Kerrigan was also present. A quorum was reached. Fourteen homeowners were present.

**Approval of the March 17, 2019 Minutes:** The minutes of the board meeting following the annual meeting were approved without correction.

## **Reports**

### 1. President

#### a. 2018 Federal and State Tax Returns

- i. A homeowner questioned the income of \$77,000 for 2016 tax year. The explanation was that the association went from cash to accrual reporting during that year.
- ii. Both returns were filed on March 21, 2019.

#### b. 2018 Annual Audit

- i. The board adopted the 2018 audit report, which can be found at [www.villamontereyone.org](http://www.villamontereyone.org) under Financials.

#### c. 2019 Age Verification Survey

- i. Morine informed the board that an age verification survey will be conducted online and by mail if necessary before June 1, 2019. Morine appointed Braun and Prombo to oversee the survey, which is supposed to occur at least every two years (Department of Housing and Urban Development: 24 CFR Part 100).

### 2. Treasurer

- a. The financial reports of March 31, 2019 were received. A large part of the \$4,000 over budget for the month was for hot tub repair and pruning.

**Adjournment:** The meeting was adjourned by unanimous vote at 11:40 a.m.

Submitted by Judy Braun, Executive Secretary