

**Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
Minutes (Open Meeting)
April 14, 2018
Park Ramada**

President Rick Morine called the meeting to order at 4 p.m. Directors present were Rick Morine, Maureen Prombo, Judy Braun, Barb Colbert, and Mary Coping. Tony Viti and Granger Macy were absent with excuse. Treasurer Julia Kerrigan was also absent with excuse. A quorum was reached. Ten homeowners were present.

Homeowners' Forum

- 1) Linda Ross requested that residents remind visiting guests of pool and park courtesies and rules. Chuck Lacy emphasized that there should be no glassware in or around the pool or pool area.
- 2) Liza Pryor asked when traffic calming mitigation was to begin.

February and March Minutes

Vice President Prombo moved and Director Colbert seconded to accept the February and March minutes without correction. The motion passed.

Reports

1. President
 - a. The Architectural Control Committee (ACC) is now known as the Architectural Review Committee (ARC).
 - b. The president welcomed new residents Mike, Carol, and Mia Peterson of 74th Place.
2. Treasurer
 - a. Financial Reports can be found online at www.villamontereyone.org.
 - b. Former Treasurer Hamm was removed from all association accounts and current Treasurer Kerrigan was added.
 - c. The AZ Corporation Commission form was filed for 2018 on 3/23/18.
 - d. Association Federal and Arizona tax returns for 2017 were filed March 17, 2018.

- e. Verification of the completion of the Audit (3/27/18) was attested to and signed by board members.
3. Executive Secretary
 - a. The 2018-19 directory will go to press and be distributed by next week.
4. Park Superintendent
 - a. The semi-annual park inspection was successfully completed.
 - b. A back-flow rebuild kit was installed on the park irrigation system, taking the lower of two bids and saving \$100.00.
 - c. The fountain is now serviced by the pool company saving \$10.00 a month.
 - d. A new rodent-proof heater for the hot tub was purchased at a cost of approximately \$3,000.00.
 - e. Locks were rekeyed for two pump rooms and the office. Terry Walsh, Rick Morine, and Julia Kerrigan have a key to the office. Terry Walsh, Rick Morine, landscapers and pool man have keys to the pump rooms.
 - f. If the suggested humane bee deterrent does not work, a professional will be called to keep bees from the pool and surrounding area.
5. Architectural Review Committee
 - a. A few notices have been sent out for violations.
 - b. Chair Mike Ballard has been approached regarding our front entrance and how to make it more welcoming. Terry Walsh and Maureen Prombo will bring ideas to the board at the next meeting.
 - c. Rick Morine reminded those present that the board must approve any exterior changes.
 - d. Resident Marcie Murphy requested that the Oleander bush at Rancho Vista and 75th be trimmed because it obstructs the intersection.
6. Waterfront Liaison
 - a. Linda Ross reported traffic mitigation would occur after construction was started, and Villa Monterey will receive all proposed traffic calming plans.
 - b. The name of the new hotel is “The Edition,” an upscale brand of Marriott.

New Business

1. The board approved the ARC charter by unanimous consent.
2. ARC Chair Mike Ballard reported the ARC is developing a trifold brochure to help residents know when they need approval for changes to property.

3. Barb Colbert reported desert daisies are blooming late this year and suggested removing the April 1st deadline for pulling them and suggested they should be removed as they go to seed.
4. Barb Colbert reported citrus season runs into May and suggested the date for citrus removal be changed from March 1st to either April 15th or May 1st. This would require a vote from homeowners. President Morine will look at the timeline involved with this.
5. On behalf of the noise abatement committee (Prombo and Ross), Maureen moved that the board amend the bylaws, Article VIII, Section 2 (Use of Power Equipment and Excessive Noise) by replacement as follows: “The use of power equipment or the engagement of any activity producing excessive noise on property by the homeowner or outside contractor is not allowed before 8 a.m. or after 6 p.m. during the months of October through May nor before 7 a.m. or after 6 p.m. during the months of June through September.” The motion passed unanimously.

Parking Lot

1. Sidewalk to showers
2. Pool Umbrella
3. New landscaping for entrance median
4. Timeline for vote on citrus and cleaning up CC&Rs

Homeowners Forum

Linda Ross asked if a resident can be made responsible for charges incurred by the HOA for excessive correspondence with the association attorney. Several other residents in attendance nodded in agreement.

Adjournment

Barb Colbert moved to adjourn, and Maureen Prombo seconded the motion. The motion passed. The meeting was adjourned at 4:40 p.m.

Submitted by Judy Braun, executive secretary