

Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
Minutes (Open Meeting)
February 13, 2021
Video Conference

President Rick Morine called the meeting to order at 9 a.m. 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 also present. A quorum was reached. Three homeowners were also present: Derek Upham, Linda Ross, and Karen Kelly.

Homeowners Forum

- Linda Ross reported an update regarding the 74th street project. It has reverted from hotel to rental properties. The same traffic guidelines are still in place: parking garage entry at Minnezona and speed bumps for our community. In question were locations of speed bumps and a park adjacent to VM1 property on 74th. Kelly asked if there is a site plan for the development.
- Marisa Upham asked for clarification regarding committees, finances, vendors, pool committee decision making, and the process for director replacement. Her questions were answered by Prombo, Kerrigan, Walsh, Coping, and Morine.
- Kerrigan requested use of the park on March 11 for a private meeting of 15 guests. Morine will check to see if this complies with Covid-19 guidelines.

Minutes

The January 16, 2021, meeting minutes were approved without correction.

Reports

1. President
 - a. Morine reviewed annual meeting logistics (March 21 at 2 p.m.).
 - b. Morine reviewed the procedure for election of officers and board appointments.

- c. The annual meeting will be via Zoom, and there will be no meeting in the park
2. Treasurer
 - a. Financial reports can be found online at www.villamontereyone.org.
 - b. One homeowner is in arrears for HOA dues.
3. Park Superintendent and Architectural Review Committee
 - a. Walsh thanked Prombo and Coping for their weeks of effort on cleaning the fountain. She also received from Tony Viti directions on the care of the iron fountain. The seal for the spa light has been replaced and new grip sleeves have been installed on the spa and pool railings.
 - b. The ARC will meet to discuss the addition of new house colors to the Approved Exterior House Colors palette.
4. Grievance Committee
 - a. Macy reported that one notice was sent, and the recipient complied.
5. Pool and Social Committee
 - a. The committee is waiting for bids for a fire pit

New Business

1. Kolstedt moved on behalf of the Nominations Committee to accept Braun and Coping as board candidates for the 2021 election. The motion passed.
2. Morine moved and Kolstedt seconded to reduce the park key fee from \$25 to \$5 (non-refundable) and to refund \$20 to those homeowners who have paid \$25. The motion passed.
3. Morine moved and Braun seconded that the date to count ballots for the 2021 election be before the date of the annual meeting as determined by the Association president. The motion passed.
4. Kolstedt moved and Morine seconded that a courtesy letter regarding lamp post requirements be sent to homeowners via-e mail or home delivery. The motion passed.

Adjournment

The meeting was adjourned at 9:45 a.m.

Submitted by Judy Braun, executive secretary