

**Villa Monterey Improvement Association**  
**Regular Meeting of the Board of Directors**  
**Minutes (Open Meeting)**  
**February 13, 2024**  
**Video Conference**

President Rick Morine called the meeting to order at 6 p.m. Directors present were Rick Morine, Julia Kerrigan, Judy Braun, M'Lis Chris, Mike Lewis, and Andrew Duncan. Granger Macy was absent with excuse. A quorum was reached. Homeowners present were Joyce Rogers, Hope Carr, Karen Kelly, and Beth Stiers.

### **Minutes**

The January 18, 2024, minutes were approved without correction.

### **Reports**

#### 1. President

- a. Ballots were prepared and mailed on February 10 with the help of Matt and Janet Peterson, Heather McLellan, Judy Braun, and Rick Morine.
- b. Mike and Carol Peterson will count ballots at the annual meeting.
- c. The social committee will set up and tear down furniture for the annual meeting.
- d. The social committee will provide the main dish and refreshments for the meeting with side dishes being provided by attendees wishing to bring a dish to share.
- e. Installation of traffic calming devices will be resumed when the Waterview project is complete. One resident has expressed his wish to have the calming device at the intersection of Mariposa Drive and 74<sup>th</sup> Place removed. Morine gave him contact information at the City and project.

#### 2. Planning for election of officers and board appointments

- a. At the meeting following the annual meeting, the board will elect a new president and vice president. Morine asked for possible volunteers. No one on the board expressed interest in either position. The positions of treasurer and secretary may be filled by a person in or out of the community.

- b. The annual audit will take place February 20 by a committee consisting of Carol Peterson, Mike Lewis, Granger Macy, and Judy Braun. Morine and Kerrigan will be on hand to answer questions. Any interested homeowner is welcome to observe the audit process.
  - c. The social committee bylaws need to be amended as to the number of directors.
3. Treasurer, Real Estate, and Pool Management
- a. All assessment payments are current; financial reports can be found on our website: [www.villamontereyone.org](http://www.villamontereyone.org).
  - b. Three more properties are on or will soon be on the market.
  - c. The temperature of the pool has been lowered three degrees because of increased costs. Another umbrella was destroyed due to the user/users neglecting to lower and retying the umbrella upon exiting the pool. A leak in the ramada roof is being repaired. The fire pit construction is progressing. A few of the lights on top of the park perimeter wall needed repair due to vandalism. Kerrigan put out a call to the community for someone to step up and supervise the care of the park. Morine again thanked Kerrigan for her time and attention to the park.
4. Social Committee
- a. The date of the Valentine's Day party has been changed to February 17<sup>th</sup>.

## **New Business**

1. Morine, on behalf of the nominating committee, moved for the approval of the slate of candidates for the board. The candidates are Hope Carr and Joyce Rogers. The motion passed.
2. Morine moved amending the R&Rs by addition: **“In the event citrus fruit cannot reasonably be cleared by March 1 as required by the CC&Rs because of ripening times, the homeowner may petition the Association for a waiver in writing by February 15, giving the reason for the delay and time by which the fruit will be cleared. The Association will provide a written reply to the homeowner within five days of receipt.”** The motion was seconded and passed.

## **Homeowners' Forum**

- Karen Kelly asked to be appointed Waterview Project Liaison.
- M'Lis Chris asked for clarification of approved house and trim colors.

## **Adjournment**

The meeting was adjourned at 6:39 p.m.

Submitted by Judy Braun, executive secretary.