

**Villa Monterey Improvement Association**  
**Regular Meeting of the Board of Directors**  
**MINUTES (Open Meeting)**  
**Tuesday, February 14, 2017 at 4:30 p.m.**  
**Park Ramada**

Vice President Rick Morine called the regular meeting of the Villa Monterey Improvement Association to order at 4:30 p.m. Directors present were President Peter Frechette, Vice President Rick Morine, Executive Secretary Julia Kerrigan, Treasurer Mike Hamm, Maureen Prombo, and Terry Walsh. Kathryn Grimco was absent; her absence was excused. A quorum was reached. Sixteen guests were in attendance.

**Homeowners' Forum**

- 1) Barb Colbert inquired about furniture in the front yards; this topic will be discussed as New Business in today's meeting.
- 2) Bill Martin inquired about the wording "this fiscal year" in the January 24 minutes regarding construction of a community sign. President Frechette explained that the Board could not say for certain that this topic might not come up in the future.
- 3) Joanne Lawlor said there had been an omission in the minutes regarding a letter read by Kathryn Grimco; Executive Secretary Kerrigan pointed out that this had not been omitted and was listed as #9 in the report section of the minutes.

**January 24 Minutes**

By unanimous consent, the minutes of the Regular Board meeting of January 24, 2017, were approved with no corrections.

**Reports**

- 1) President Frechette reported on the status of an incident where a resident's dog killed another resident's dog on February 10; the dog has been removed from the community.
- 2) Executive Secretary Kerrigan
  - a) Ballots for the April 2017 election will be mailed by March 1.
  - b) The annual meeting will be on Sunday, April 2 at 2 p.m. in the park.

- c) A resident of Villa Monterey 4 has invited members of our community to participate in a bus tour to Lake Havasau/Laughlin on March 21.
- 3) Treasurer Mike Hamm
- a) January financial reports are found on the website.
  - b) President Frechette's name has been added as a signer for the Chase Bank accounts.
  - c) The 2016 federal and state tax returns have been completed and filed by the Association's CPA.
  - d) There are six residents delinquent in payment of the January 1 assessment, and the assessment collection policy is being followed in collecting outstanding dues.
- 4) Architectural Control Committee (ACC) Chair Terry Walsh
- a) The ACC recommends approval of Rick Morine's request to repair the firewall between his and Heather McLellan's attic; some roof repair will be involved; a building permit has been obtained for the work; the Board approved.
  - b) Dr. Quinn has not submitted requests for exterior modification or exterior painting of his house despite numerous requests from the Committee. CC&R enforcement policy is being followed.
  - c) Susan Lennon's requests to repaint her carport and to add a gate to the north wall of her house have been approved by the Committee and Board.
  - d) Maureen Prombo has been appointed to represent the Association on the Villa Monterey (Scottsdale) Historic Preservation Committee.
  - e) Two letters were sent to Wayne Abraham regarding his commercial vehicle in his driveway (a CC&R violation); he removed the vehicle February 1.
- 5) Park Superintendent Terry Walsh indicated the park fountain is leaking and that several companies have been contacted to assist in its repair.
- 6) Webmaster Morine encouraged residents to check the website for new information. A list of projects not needing a building permit has been added to the website. Candidate bios, newsletters, annual meeting materials, and more can be found there.
- 7) Auxiliary Committee member Heather McLellan
- a) Heather McLellan, Judy Braun, Liza Pryor, and Linda Hull are running for the four positions on the Auxiliary Committee in the 2017 election.
  - b) The Auxiliary Committee rummage sale will be held February 25-26. Volunteers are needed to help sort, arrange, and sell.
  - c) Residents are encouraged to bring non-perishable food and supplies to the ramada for St. Mary's Food Bank.

## **New Business**

- 1) The Board unanimously approved placing a bylaws amendment to change the fiscal year from April 1 through March 31 TO January 1 through December 31 on the April 2 Board meeting agenda. This amendment is found on [www.villamontereyone.org](http://www.villamontereyone.org) and requires a 15-day notice and simple majority vote by the Board for approval.
- 2) On behalf of the ACC, Terry Walsh moved the Board place six amendments to the CC&Rs on the April 2017 Annual Meeting Ballot. The Board unanimously approved her motion. These amendments require a 2/3 approval from the general membership and can be found on [www.villamontereyone.org](http://www.villamontereyone.org).
- 3) President Frechette will appoint a committee to reword the assessment payment plans language in the Assessment Collection Policy.
- 4) Vice President Morine explained the Association's legal right to impose fines, record liens, and collect personal judgments and/or foreclose if applicable on unpaid dues. This information is found in the Assessment Collection Policy approved by the Board January 24, 2017.

## **Adjournment**

The meeting was adjourned at 5:05 p.m. until immediately after the annual meeting on Sunday, April 2.

Submitted by Executive Secretary Julia Kerrigan