

**Villa Monterey Unit I Improvement Association
Board of Directors' Meeting
Villa Monterey One Community Park
Tuesday, February 16, 2016**

Attendance:

President - Mike Nielsen, Secretary - Julia Kerrigan, Treasurer - Mike Hamm, Board Members - Pat Falduto, Peter Frechette, Terry Walsh

Homeowners Noted as Present:

Stan Cohen, Louise Frechette, Pam Hamm, Chuck and Linda Lacy, Joanne Lawlor, Heather McLellan, Jan Nielsen, Matt Petersen, Tom and Maureen Prombo, Helen Siegel, Tony and Bev Viti, Myrna Walker

I. ROLL CALL AND ORDER OF AGENDA:

President, Mike Nielsen called the meeting to order.

II. SECRETARY'S REPORT

On a motion by Pat Falduto and seconded by Helen Siegel, the minutes of the November 24, 2015 Board meeting were approved as submitted. Julia reminded the residents that next month the Annual Meeting will be March 20 at 2:00 pm. The ballots will be in the mail on Thursday and residents will vote for two Board vacancies. The ballot will also include four candidates for the Auxiliary Board. Julia encouraged residents to volunteer to help set up for the meeting.

III. TREASURER'S REPORT

Mike Hamm presented the Treasurer's report for December and January stating our legal fees for December were \$1,304.50 and we had some added expenses with the pool in January totaling

\$1,406.25. Mike stated all but one person has paid their HOA dues and about 16 residents have paid their dues for the entire year. He thanked everyone for being prompt and timely. The total for checking, savings and reserve is \$44,136.67.

III. COMMITTEE REPORTS

Common Area Management—Terry Walsh

Terry Walsh stated the new heater and solar pool cover have been installed. It makes a big difference in our electric bill. Thanks to Mike Nielsen and Terry who worked on the installation and Chuck Lacy for putting the cover back on every evening. Things that need attention in the park area are the leaks in the fountain, replace doors and windows in the pool house and new cushions for the furniture.

Architectural Committee—Terry Walsh

Terry Walsh reported that the majority of residents that have been given courtesy notices about their landscape have complied. She reminded everyone that it is wild flower season and it is important to keep them off the sidewalks. When they go to seed the yards will need a clean up.

Auxiliary Committee - Heather McLellan

Heather reported that Saturday's night party with a blues band in the park was a success and netted about \$75.00. The rummage sale is scheduled for March 5th and 6th. She encouraged residents to help with set up on Friday, March 4th. The February all coffee is scheduled for Saturday in the park at 10:00.

IV. OLD BUSINESS

A. Jan Nielsen, reported on the progress of a website for our community. She has been in touch with the vice-president of Unit 4 who is going to help her do the set up. Some of the things that will be included on website will be our CC&Rs,

ByLaws, directory, minutes, agenda, auxiliary newsletter and all pertinent information for Villa Monterey Unit One.

- B.** Peter Frechette reported on his attendance at the luncheon sponsored by our HOA attorney, Beth Mulcahy. He reported that there were about 250 in attendance.
- C.** Tony Viti reminded residents that he continues to monitor the boxes he has in residents' yards and they are always empty. The rat problem is high this year and every resident must make sure to take care that they do not have rats. All fruit must be picked by March 1.
- D.** Joe Falduto and Mike Nielsen discussed the resort condo project that will be going up south of us adjacent to our community. Joe stated that Paul Smith, the representative for Technical Solutions, told him they have put money aside in escrow for our community which should be sufficient for the traffic issue. The traffic issue is still on the drawing board. Mike expressed his concern about the amount of traffic that will use our community as a shortcut and stated that it is the most important issue that has faced us. He stated how critical it is going to be for us to band together to not allow this to happen.
- E.** Mike Nielsen stated that we have the permits for our signage on Miller and Rancho Vista. Up to this point our treasury did not allow us to proceed with this project. Mike is going to check with the city to see how long these permits are valid.
- F.** Mike Nielsen reported our attorney, Mark Lines, has stated our law suit resolve is moving along.

The meeting was adjourned at 5:00 p.m.