

**Villa Monterey Improvement Association  
Regular Meeting of the Board of Directors  
Minutes (Open Meeting)  
February 8, 2022  
Park Ramada**

President Rick Morine called the meeting to order at 5:30 p.m. Directors present were Rick Morine, Maureen Prombo, Julia Kerrigan, Judy Braun, Granger Macy, and Ed Kolstedt. Marisa Upham was absent with excuse. A quorum was reached. Homeowners present were Karen Kelly, Heather McLellan, Frank Murphy, and Craig Steiner.

### **Homeowners Forum**

1. McLellan asked the board to consider new Villa Monterey signage on Woodshaven Lane.
2. Kelly addressed issues involving the canal properties.

### **Minutes**

The minutes of January 11, 20, and 25 were approved without correction.

### **Reports**

1. President
  - a. Morine explained the logistics for the annual meeting on March 20, 2022, and the roles of Braun and homeowner Linda Ross regarding preparation and counting of ballots. The annual meeting will be held in the park at 2 p.m.
  - b. Morine addressed the state of the reserve fund and a three-year suggestion to rebuild it. In a cost saving move, the pool may have to close for a period during the coldest months.
2. Treasurer and Real Estate Liaison
  - a. Financial reports can be found online at [www.villamontereyone.org](http://www.villamontereyone.org).
  - b. Kerrigan reported that all homeowners are current in their HOA dues and that all disclosure fees have been collected.
  - c. There were 13 real estate transactions in our community in 2021.

### 3. Park Superintendents

- a. Maureen Prombo reported that work on the new pool heater has been completed. The pool deck will be repaired and painted in the areas of the pool skimmers.
- b. Frank Murphy reported that the inside perimeter curbing has been completed, and stump removal of the oleanders is being addressed.

### 4. Audit Committee Report

- a. Braun moved that the findings of the audit committee (Prombo, Upham and Braun) be received. The motion passed. The 2022 audit report is found online.

### **New Business**

1. Braun reported that there were two responses to the call for nominations sent to homeowners and posted online on January 7, 2022. Prombo and Morine will on the ballot for the 2022 election.
2. Kolstedt moved and Braun seconded that Kolstedt be allowed to put artificial turf in his front yard. The motion passed. Kolstedt will now submit his request to the Scottsdale Historic Preservation Commission for approval.

### **Adjournment**

The meeting was adjourned at 6:10 p.m. until March 20, 2022.

Submitted by Judy Braun, executive secretary