

**Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
Minutes (Open Meeting)
January 11, 2022
Video Conference**

President Rick Morine called the meeting to order at 5:07 p.m. Directors present were President Rick Morine, Vice President Maureen Prombo, Ed Kolstedt, Marisa Upham, Granger Macy, and Secretary Judy Braun; also in attendance was Treasurer Julia Kerrigan. Homeowners present were Frank Murphy, Melody Kolstedt, Karen Kelly, Lisa McLaughlin, Linda Ross, and Matt and Janet Peterson. A quorum was reached.

Minutes

The July 26, 2021, minutes were approved without correction.

Homeowners Forum

Karen Kelly has sent each board member pictures of monsoon and canal flooding that impacted canal adjacent properties.

Reports

1. President

- a. The president announced the next board meeting will be February 15, 2022, and the annual meeting to be March 20, 2022.
- b. The president's appointments: Granger Macy and Judy Braun to the Nominating Committee; Maureen Prombo, Judy Braun, Marisa Upham to the Audit Committee. The Budget Committee, consisting of Julia Kerrigan, Maureen Prombo, Ed Kolstedt and Rick Morine, met prior to this meeting so that the proposed budget could be discussed and voted on at this meeting.
- c. A motion was made and seconded to appoint Julia Kerrigan to the board to fill out the term of retiring director Mary Coping; the motion passed.
- d. The Audit Committee meeting is scheduled for January 20, 2022, at 5:45 p.m. This will be an open meeting.

- e. The president asked the secretary to notify canal property homeowners to keep the ditch clear and to maintain it so as not to impede water flow and harm neighboring properties.
- f. Terry Walsh was removed as a check signer and debit card holder, and Maureen Prombo has been added as a debit card holder.

2. Treasurer

- a. The 2021 Annual Financial Report and all financial reports can be found online at www.villamontereyone.org. The financials are within budget.
- b. Morine sent financial files to CPA Howard Simon needed to prepare the 2021 tax returns.
- c. All but ten homeowners are current in assessment payments.
- d. President Morine thanked Julia for her diligence as Real Estate Liaison.

3. Waterfront Project Liaison

- a. The Waterfront apartments are expected to be completed in 2024, and the street connection should be made in four months. The entrance to the canal will be ADA compliant and outside of the proposed park.
- b. The “calming” traffic flow features for 74th St. were discussed a few years ago and are open to change requests by the current property owners.

4. Pool Committee

- a. Pool Committee chairman Marisa Upham presented the committee’s mission statement for 2022: “The Pool Committee’s responsibility is to monitor, maintain, and enhance the quality of the park/pool area as well as to recommend improvements to the board of directors. The committee’s goal is to increase property values by creating a clean, attractive, useful, and safe communal space for homeowners and their guests to enjoy.”
- b. Morine asked the committee to prepare a “job description” for the park superintendent.
- c. The committee is seeking bids for a HeatSav pump, new cushions, and pea gravel. Curbing of the park inside perimeter should be complete between the end of January and February 4, 2022. The pool will be closed several days in January for skimmer repair.
- d. Frank Murphy suggested a spring clean up of the park for Saturday March 12, 2022. Details to follow.
- e. All contracts between the Association and any contractor must be seen and signed by the Association’s president. A signed copy will be kept in the Association’s records.

New Business

1. It was moved and seconded, to increase the disclosure fee from \$345 to \$400.
The motion passed. This is the maximum allowed by Arizona law.
2. It was moved and seconded to accept the proposed 2022 budget (found online).
The motion passed.

Homeowners' Forum

Karen Kelly asked if there is any HOA liability regarding flooding in the ditch.

Adjournment

The meeting adjourned at 5:57 p.m.

Submitted by Executive Secretary Judy Braun