

**Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
Minutes (Open Meeting)
January 15, 2019
Park Ramada**

President Rick Morine called the meeting to order at 5 p.m. Directors present were Rick Morine, Maureen Prombo, Judy Braun, Mary Coping, Granger Macy, and Tony Viti (conference call). Treasurer Julia Kerrigan was also present. A quorum was reached. Eight homeowners were present.

The resignation of Director Barb Colbert was announced, and Pat Falduto was appointed to serve the remainder of her term.

The agenda was approved.

Homeowners Forum

Morine welcomed new resident Karen Kelly, who has purchased Margaret Huggett's home.

April 2018 Minutes

Prombo moved and Macy seconded to approve the April 2018 minutes without correction. The motion passed.

Reports

1. President

- a. The next board meeting will be March 5, 2019, to organize and finalize plans for the annual meeting on March 17, 2019; organizational assignments can be found in this meeting's agenda.
- b. Information about and application for exterior house changes can be found at www.villamontereyone.org under "downloadable forms."

2. Legal

- a. Morine recommended a vote on CC&Rs Revision in 2020.
- b. The president noted that the court has awarded to the Association reimbursement by Joanne Lawlor of all legal and court costs incurred in defending Morine in the case she brought against him; the judge affirmed that Morine was acting as president of the Association and refused to issue an order of protection as requested by Lawlor. The

court has also issued a judgment lien on Lawlor's property to collect the more than \$12,000 cost incurred by the Association **to date** in the frivolous case brought by Lawlor.

3. Treasurer
 - a. The end-of-year financial reports for 2018 can be found online at www.villamontereyone.org.
4. Park Superintendent
 - a. All solar rings must be removed when people are using the pool.
 - b. The oleander bushes outside of the wall will be trimmed back to curtail any further disease and as part of the maintenance program.
 - c. The two new filters for the fountain are working well and are currently being turned off at night, saving electricity costs.
5. Pool Committee
 - a. A flip lock has been installed to the 75th Way park gate for easy exit from the park.
 - b. The lamp posts on the shuffle board court have been repainted.
 - c. Five pool umbrellas have been replaced.
 - d. The storage area, kitchen, office, and pump room have been cleaned and organized.
 - e. The overhead heaters are now in working order.
6. Grievance Committee
 - a. Two issues arose and were quickly resolved.
7. Architectural Review Committee
 - a. All but three homeowners on the canal participated in the drainage ditch cleanup.
8. Nominating Committee
 - a. Morine and Prombo will re-run for the board. The deadline for additional nominations is February 5, 2019; more information is found online.
9. Waterfront Project Liaison
 - a. To date, only one building permit (for a parking garage) has been issued by the city.
10. Auxiliary Committee
 - a. The auxiliary's bank will change from Wells Fargo to Chase.
 - b. Due to lower than usual attendance, the holiday party lost money.
 - c. A thank you to Coping for all of her work on behalf of the auxiliary.
 - d. The community rummage sale is on February 23-24 and the home tour is March 9, 2019. See the newsletter and website.

New Business

1. The board approved the 2019 budget as amended.
2. The disclosure fee will increase from \$200.00 to \$240.00 effective immediately.
3. Prombo is still researching an economical solution to the irrigation system replacement.

“Parking Lot” Issues

1. The new noise abatement guidelines appear to be working well.
2. Sidewalk to showers.
3. Landscaping for entrance median.
4. Timeline for vote on citrus removal.
5. A request to redo the ARC trifold.

Homeowners Forum

1. Frank Murphy recommended a review of legal liability for all volunteers on the board. He has requested a copy of the policy from the insurer.
2. Heather McMillan has requested that when CC&Rs are revised, any correspondence be directed to the HOA and not to the attorney thus saving legal fees charged back to the HOA.
3. Stan Cohen remarked that the flagpole light is no longer working. The light will be replaced.
4. Marcie Murphy expressed appreciation to all volunteers for their contributions to our beautiful park.

Adjournment

The meeting was adjourned until March 5, 2019.

Submitted by Judy Braun, executive secretary