

**Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
Minutes (Open Meeting)
January 16, 2021
Video Conference**

President Rick Morine called the meeting to order at 9:03 a.m. Directors present were Rick Morine, Maureen Prombo, Judy Braun, Ed Kolstedt, Mary Coping, Granger Macy, and Marissa Upham. Treasurer Julia Kerrigan and Park Superintendent Terry Walsh were also present. A quorum was reached. Three homeowners were present.

Homeowners Forum

There were no speakers.

July 20 and July 27, 2020 Minutes

Coping moved and Kolstedt seconded to approve the minutes without correction. The motion passed.

Reports

1. President

- a. The next board meeting will be February 13, 2021, to organize and finalize plans for the annual meeting at 2 p.m. via Zoom on March 21, 2021.
- b. Morine appointed Upham and Kolstedt to the nomination committee.
- c. The 2020 audit will take place after federal and state tax returns have been filed.
- d. There was an inquiry from a homeowner regarding VM1 property rentals. This needs further discussion and would require amending the CC&Rs.
- e. The extra park key fee is a burdensome bookkeeping chore and could be resolved with partial refunds to those charged.
- f. Morine received an inquiry regarding enclosed carports. The official answer, should any board member be asked, is “homeowner requests to enclose carports will not be approved.”

- g. Morine asked directors to review the ARC charter and to submit recommended changes for 2021 to him.
2. Treasurer
 - a. The end of year financial report for 2020 can be found online at www.villamontereyone.org
 - b. The reserve fund was used to pay for unexpected repair fees which left the association \$5.9k over budget.
 3. Park Superintendent
 - a. Walsh reported that grass around the park perimeter is being allowed to die off in preparation of repositioning the irrigation water lines.
 - b. A gas leak by the spa pump room was discovered and repaired; water in the pump room was addressed.
 4. Pool Committee and Social Committee
 - a. Coping reported that cool decking was replaced around the pool and installed in the shower and bathrooms areas.
 - b. The pool committee is securing bids for a fire pit for the park.
 - c. Due to current Covid-19 restrictions, there are no plans for any social events.
 5. Grievance Committee
 - a. Macy reported that a complaint outside of HOA purview arose, and he addressed it with the homeowner.
 6. Architectural Review Committee
 - a. Walsh reported that requests for two gates, new windows, and a new rooftop AC came before the committee, and all were approved. Homeowners have now submitted requests to the Scottsdale Historic Preservation Commission.
 7. Newsletter
 - a. Kerrigan suggested that a welcome note to new neighbors be included in the monthly newsletter.
 8. Vendor Contact Committee
 - a. At the board's direction, Kolstedt and homeowner Derek Upham sought bids for pool and fountain maintenance. Representatives from four companies visited the park and submitted bids for the board's review and consideration. The board agreed to accept the bid from Agua Tech.

New Business

1. Morine moved and Kolstedt seconded to approve the proposed 2021 budget. The motion passed unanimously. The approved 2021 budget can be found on the website.
2. Morine moved and Prombo seconded that the disclosure fee be increased from \$288 to \$345. The motion passed unanimously.

Homeowners Forum

There were no speakers.

Adjournment

The meeting was adjourned at 9:45 a.m.

Submitted by Judy Braun, executive secretary