

Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
Minutes (Open Meeting)
January 18, 2024
Video Conference

President Rick Morine called the meeting to order at 5:30 p.m. Directors present were Rick Morine, Granger Macy, Julia Kerrigan, Judy Braun, M'Lis Chris, Mike Lewis, and Andrew Duncan. A quorum was reached. The homeowners present were Matt and Janet Peterson, Carol and Mike Peterson, Liza Pryor, Mick and Lisa McLaughlin, Linda Ross, Chris Bauer, Karen Kelly, Bill Martin, Kathy Hotchner, Dan Syllaba, Hope Carr, Marjorie Redleaf, and Heather McLellan.

Minutes

The September 26, 2023, minutes were approved without correction.

Reports

1. President (Morine)
 - a. The president reviewed assignments leading up to and including the day of the annual meeting on March 17, 2024, at 2 p.m. There are two open positions, Joyce Rogers and Hope Carr, as of this date, have answered the call for nominations. Nominations close February 6. Carol and Mike Peterson will count ballots at the meeting.
 - b. The president stated that his term, as president, is up in 2025, and he will not accept a nomination for president or vice president, but he will help the new officers in the transition. Since he will not be doing any more CC&R enforcement, the board needs to assign that duty to other directors.
 - c. The president discussed succession planning and resources such as "Cheat Sheets" from Mulcahy Law.
 - d. The annual audit will take place February 20 by Carol Peterson, Granger Macy, and Mike Lewis. Kerrigan and Morine will be on hand to answer questions.
2. Treasurer and Real Estate Liaison (Kerrigan)
 - a. Kerrigan reported that she is working with three homeowners who have outstanding assessment balances.

- b. Morine stated that year end financials were almost a wash with the HOA coming out \$600 ahead. Financial reports can be found on our website at www.villamontereyone.org.
 - c. Kerrigan has worked tirelessly on maintaining the functionality and beauty of our park and pool. She thanked the weekly volunteers for their commitment. Morine thanked Kerrigan for taking on the added responsibility. We are looking for someone to take on the management of the park and pool area. The fire pit area, west of the ramada, is being prepared.
3. Executive Secretary
 - a. New Owners – Since our 2023 annual meeting there are nine new neighbors. They will be recognized at the annual meeting.
 - b. Directory – Braun reminded homeowners they can make changes to their directory entries by going to www.villamontereyone.org.
 4. Social Committee
 - a. The social committee will provide Irish stew following the annual meeting, and residents are encouraged to bring a potluck side dish and beverage or their choice.

New Business

1. On behalf of the ARC, Morine moved to approve the McLaughlin request to install pavers for their driveway. The motion passed.
2. On behalf of the Budget Committee, Morine moved to approve the proposed budget. The motion passed.
3. A motion was made and seconded to allow the Syllaba/Hotchner household to have three small dogs on their property. The motion passed.

Homeowners' Forum

Matt and Janet Peterson will replace the broken clock in the ramada. Speed pillows will be installed on 74th place and Rancho Vista. Eighteen-wheelers are not allowed on our streets. If you see or hear one, contact Joseph Goodman 917-209-8800 or project manager Boyce 602-757-9324.

Adjournment

The meeting adjourned at 6:28 p.m.

Submitted by Judy Braun, executive secretary.