

**Villa Monterey Improvement Association**  
**Regular Meeting of the Board of Directors**  
**Minutes (Open Meeting)**  
**July 26, 2021**  
**Video Conference**

President Rick Morine called the meeting to order at 6 p.m. Directors present were President Rick Morine, Vice President Maureen Prombo, Mary Coping, Ed Kolsted, and Marisa Upham. A quorum was reached. Four homeowners were also present: Karen Kelly, Melody Kolstedt, Lisa McLaughlin, and April Silber.

### **Minutes**

The May 19, 2021, minutes were approved without correction.

### **Reports**

#### 1. President

- a. The president sent courtesy letters to homeowners who have not pruned their palm trees. All but one has complied.
- b. The president gave the financial reports; Treasurer Julia Kerrigan was absent with excuse.
- c. There are only two homeowners who have not yet paid their July 1 assessments.
- d. There are no new real estate transactions since the last board meeting.
- e. The president asked if there were any formal plans for completing the landscaping in the park (curbing, ground cover, plantings, etc.)

#### 2. Pool and Social Committee (Mary)

- a. The Social Committee hosted a Fourth of July party in the park; 15 guests attended.
- b. Pictures, sketches, and financial estimates for the grill have been submitted to the board.

#### 3. Architectural Review Committee (ARC)

- a. Since the ARC no longer exists, all complaints and requests for changes required by the CC&Rs or R&Rs will be heard directly by the board. Directors are asked to notify the president of any violations.
- b. The online Grievance Form will include a place for reporting violations.

## **New Business**

1. It was moved and seconded to increase the budget for the built-in grill in the park by \$600. The motion passed.
2. It was moved and seconded that president contact the Association's attorney regarding a rental issue. This will be fee based, and there is money in the budget for this. The motion passed.

## **Homeowners' Forum**

Karen Kelly asked that the board remind homeowners along the canal that it is their responsibility to keep the drainage ditch west of the walls clear of all debris to avoid water damage to homes. Kelly also asked the board to remind homeowners to keep vegetation trimmed 10 feet west of their wall. The president will provide names of contractors to help with these two requests to those wishing the information.

## **Adjournment**

The meeting adjourned at 6:46 p.m.

Submitted by Marisa Upham, acting secretary