

**Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
MINUTES (Open Meeting)
November 14, 2017
Park Ramada**

President Rick Morine called the meeting to order at 3:00 p.m. Directors present were President Morine, Vice President Peter Frechette, Treasurer Mike Hamm, Executive Secretary Barb Colbert, Granger Macy, and Maureen Prombo. Tony Viti was absent with excuse. A quorum was reached.

Homeowner's Forum

- 1) Julia Kerrigan read a letter written by Mary Coping recommending the grass to the west of restrooms and storage door be removed and replaced with artificial turf that includes a putting green. She also proposed a large commercial-grade poolside umbrella be purchased to be used during hot summer months.
- 2) Jean Mayes asked the board to reconsider its policy on shrub coverage over windows since they can provide much needed shade in summer months.
- 3) President Morine asked that these items be placed in the "Parking Lot" and also added to "New Business" on the agenda.

May 2017 Minutes

It was moved and seconded to approve the May minutes. Secretary Colbert asked to correct item 5) b) i) so it reads "A major expense up to \$5,000 for the repair or replacement of existing structures will be paid from the operating fund." The motion as modified passed unanimously.

Reports

- 1) President
 - a) President Morine welcomed new residents and announced the appointment of Linda Ross as temporary Waterfront Liaison in Tony Viti's absence.
 - b) The 2018 Annual Meeting will be March 18 at 2 p.m. in the park.
 - c) The December board meeting will be on December 12, 2017, in 4:30 in the park.
- 2) Secretary
 - a) Secretary Colbert reported on homeless encampments along canal behind a resident's home this summer and encouraged residents along the canal to keep the lower three feet of brush along the canal trimmed.
 - b) Secretary Colbert reported increased roof rat activity and encouraged residents to work together to discourage them from entering property.
 - c) Secretary Colbert said a group of Villa Monterey residents has been meeting regularly with Scottsdale Terrace residents to find acceptable traffic mitigation solutions with the Waterview Project.

- d) The directory is continuously updated and will be printed again after the 2018 annual meeting. Please check your directories and report any necessary changes to the secretary.
- 3) Treasurer
 - a) Treasurer Hamm reviewed financial reports to date. These can be found online at www.villamontereyone.org.
 - b) All 2017 assessments are current. Assessment notices for 2018 will be mailed to homeowners by December 1.
 - c) Treasurer Hamm will present a proposed budget for 2018 at December board meeting.
 - 4) Grievance Committee
 - a) Director Macy reported there were five submissions to the committee, and all received a response the day they were received. Submissions were sent to the appropriate committees or to the board for review, and all issues under its authority were resolved.
 - 5) Historic Commission
 - a) Director Prombo reported the City of Scottsdale Historic Commission is working on guidelines for all Villa Monterey Units designated as historic; she introduced Steve Venker (City of Scottsdale Historic Commission), and he spoke about the National Historic Registry and also answered questions from board and community members.
 - 6) Park Superintendent
 - a) Terry reported fountain has been repaired and has a two-year guarantee; additionally all doors and windows on sheds in the park have been replaced.
 - 7) Architectural Control Committee
 - a) Mike Ballard is the new chair of committee, and Steve Bullock has resigned from the committee.
 - b) The committee must approve all exterior changes including changes in landscaping before the homeowner can send requests to the Historic Commission for approval.
 - 8) Waterfront Project Liaison
 - a) Linda Ross reported the Waterfront Project has recently hired a contractor, and the parking garage will be the first structure to be built.
 - 9) Auxiliary Committee
 - a) Heather McLellan shared details of the catered holiday party planned for December 3 at 4 p.m. in the park. The cost is \$10 per person, and reservations must be made with Heather or Judy by December 1. Residents should bring a wrapped white elephant gift to the party.
 - b) Non-perishable food items and personal care items for the Vista del Camino Food Pantry will be collected in the park during the month of December.

New Business

President Morine moved to amend the bylaws by addition of the following: “Article III, Section 7. SECRET BALLOTS: Votes cast at annual meetings or special meetings of the membership whether by absentee ballot or in person shall be by secret ballot pursuant to Arizona Law.” Treasurer Hamm seconded the motion. The motion passed unanimously.

Parking Lot Items

- 1) Park irrigation system.
- 2) Rewriting of Architectural Control Committee Courtesy letter.
- 3) Noise abatement hours for summer months.
- 4) Vegetation height near windows in front yards.
- 5) Artificial turf with putting green in park and poolside umbrella.

Adjournment

Executive Secretary Colbert moved the meeting be adjourned; Treasurer Hamm seconded the motion. The motion passed unanimously. The meeting was adjourned at 4:06 p.m. The next board of directors meeting will be on Tuesday, December 12, at 4:30 p.m. in the park.

Submitted by Executive Secretary Barb Colbert