

**Villa Monterey Unit I Improvement Association  
Board of Directors Meeting Minutes  
Villa Monterey One Community Park  
Tuesday, November 29, 2016**

**ATTENDEES**

President Mike Nielsen, Vice-President Peter Frechette, Secretary Julia Kerrigan, and Board Members Kathryn Grimco, Terry Walsh, and Maureen Prombo. Absent: Treasurer Mike Hamm. A quorum was attained.

**HOMEOWNERS PRESENT**

Mike Ballard, Judy Braun, Mary Ellen Brooks, Steve Bullock, Stan Cohen, Patti Hannon, Kathy Hotchner, Lisa Karuzin, Chuck Lacy, Joanne Lawlor, Bill Martin, Heather McLellan, Rick Morine, Tom Prombo, Linda Ross, Helen Siegel, Annette and David Peters, and Susan Wrubel.

**ROLL CALL AND ORDER OF AGENDA**

Secretary Kerrigan called the meeting to order at 4:30 p.m. She asked that discussion of a resolution regarding the Association's bank accounts be added to new business. The agenda was approved as modified by unanimous consent.

**OFFICER AND APPOINTEE REPORTS**

Secretary Kerrigan submitted the treasurer's report in Treasurer Hamm's absence and directed the report be placed in the Association's official records.

Rick Morine demonstrated the Association's Website [www.villamontereyone.org](http://www.villamontereyone.org).

Maureen Prombo moved and Kathryn Grimco seconded that the board use the Association's Website as the official venue for notifying residents and homeowner's of board meetings, agendas, minutes,

financial reports, and other supporting documents as the board sees fit. The motion passed unanimously.

## **OLD BUSINESS**

### **Signage on Miller and Rancho Vista (Mike Nielsen)**

President Nielsen reported that the city owns the median on Rancho Vista Drive, and that the Association's sign cannot be placed there. The president gave estimates of building costs and said he would provide renderings at a later meeting.

### **Property Development South of Villa Monterey (Mike Nielsen)**

The president reported that he has spoken to the property owners and representatives of the City of Scottsdale regarding the appearance of the property and condition of the adjacent streets.

### **Common Area Management (Terry Walsh)**

Ms. Walsh discussed the pool cover and heating the pool during winter months. Hot tub users must remove the entire tub cover before use and must replace the entire tub cover after use. The storage unit will be cleaned out in January; if residents have noodles or other equipment in the storage area, they need to move it to the storage bin next to the shower by December 31, or items will be discarded.

### **Architectural Control Committee (Terry Walsh)**

Ms. Walsh reported that homeowners living adjacent to the canal are beginning to clean up the areas between their party walls and the canal, and she encouraged all residents living adjacent to the canal to continue the good work.

### **Auxiliary Committee (Judy Braun)**

Auxiliary President Braun announced a community rummage sale will be held near the end of February in the park and encouraged residents to "save their stuff" for the sale. She announced that a holiday party will be held in the park on December 10; the cost is \$7, BYOB; more information can be found on the Website.

## **NEW BUSINESS**

- A.** Secretary Kerrigan moved that Article III, Section 1 of the Bylaws be amended allowing the board to set the date of the annual meeting to be sometime during the month of March. Kathryn Grimco seconded the motion. Kathryn Grimco moved to amend the amendment by striking out “during the month of March;” Maureen Prombo seconded the motion to amend. The amendment to the main motion passed. The main motion passed unanimously. A copy of the amended bylaws can be found on the Association’s Website.
- B.** Joanne Lawlor requested financial information from the Association, and Secretary Kerrigan gave her 72 pages of documents.
- C.** By unanimous consent the board passed a resolution granting Treasurer Hamm permission to open bank accounts at Chase Bank of Scottsdale and to enter into the Association records that signatories are currently President Nielsen, Secretary Kerrigan, and Treasurer Hamm.

## **HOMEOWNERS’ FORUM**

Joanne Lawlor discussed the City’s downtown pedestrian project, automobile parking on the east side of Miller, and the notice located at 4801 N. 75th Way regarding a hearing with the Scottsdale Historic Commission. Joanne asked how many residents received copies of the document rescinding the Board Resolution of 2014; several attendees raised their hands. Joanne asked by what authority the Architectural Control Committee refused to allow furniture in front yards.

## **ADJOURNMENT**

The meeting was adjourned at 5:45 p.m. Residents will be notified of the next Board Meeting on the Association’s Website.

Submitted by Julia Kerrigan, Secretary