

Villa Monterey Improvement Association
Regular Meeting of the Board of Directors
Minutes (Open Meeting)
September 12, 2023
Video Conference

President Rick Morine called the meeting to order at 6 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. Homeowners present were Jean Mayes, Beth Stiers, Pam and Morgan Hamm, Ed and Melody Kolstedt, Joyce Rogers, Karen Kelly, Lily Wang, and Kathy Hotchner.

Minutes

The March 30, 2023, minutes were approved without correction.

Reports

1) President

- a) Morine asked directors for pictures of yards needing maintenance for use in courtesy letters.
- b) Requests for installation of solar panels and the location of metering devices must meet HOA criteria and must be submitted to HOA for approval prior to installation.
- c) Two board positions will be open at the 2024 annual meeting. Morine will send all homeowners a Call for Nominations in January.
- d) Approval was given for a Lawlor relative to park in the Shonteff carport.

2) Executive Secretary

- a) Braun reminded residents/homeowners that if there are changes to be made to the directory they should go to our website, www.villamontereyone.org, under directory or call or text. It is important that directory information be accurate.

3) Treasurer

- a) All dues, late fees, and fines have been paid to date.
- b) Park and Pool
 - i) Julia thanked park volunteers for their work. A special thanks to Craig Steiner, Mike Lewis, Pam and Morgan Hamm, and Craig Johnson for their services in helping maintain the beauty of the park. Julia is hoping new volunteers will come forward.

- ii) A cleaning person was hired to clean the ramada area; she spent 4.5 hours doing the job.
- iii) The metal furniture has been powder-coated, the sofa cushions have been slip-covered, new pads are on the kitchen chairs, the new American flag is flying, and the small pergola has a new cover.

4) Grievance Committee

- a) The gutter/downspout issue on 75th Way has been resolved.
- b) The cardboard window covering issue on 74th Place is scheduled to be resolved.
- c) A grievance was received regarding a party wall dispute between two homeowners located on Rancho Vista Drive.

Homeowners' Forum

Karen Kelly asked if Architectural Review Committee (ARC) meetings must be open meetings. Morine answered that for a committee meeting to be an open meeting, it must be a regularly scheduled meeting. VM1 ARC meetings occur as needed and are not regularly scheduled and therefore do not need to be open meetings according to A.R.S. 33-1248

(<https://www.azleg.gov/viewDocument/?docName=http://www.azleg.gov/ars/33/01248.htm>).

Adjournment

The meeting was adjourned at 6:32 p.m.

Submitted by Judy Braun, executive secretary