

**Villa Monterey Improvement Association**  
**Regular Meeting of the Board of Directors**  
**Minutes (Open Meeting)**  
**September 26, 2023**  
**Video Conference**

President Rick Morine called the meeting to order at 6 p.m. Directors present were Rick Morine, Julia Kerrigan, Judy Braun, M'Lis Chris, Mike Lewis, and Andrew Duncan. Granger Macy was absent with excuse. A quorum was reached. Homeowners present were Jean Mayes, Pam and Morgan Hamm, Karen Kelly, and Kathy Hotchner.

### **Minutes**

The September 12, 2023, minutes were approved without correction.

### **Reports**

#### 1. President

- a. Morine reviewed Robert's Rules of Order. To discuss any "action" on the meeting agenda, a motion must be made and seconded, indicating that at least two people are interested in talking about it. If an action item is proposed by a board committee, then the motion need not be seconded. Regina Buzzello was invited to attend the board meeting to speak about her new business item but chose to forgo the invitation.

#### 2. Park Superintendent

- a. Kerrigan informed the board that Maricopa County Environmental Services Department did a surprise inspection Monday morning of our entry gates pool and spa. The gate at 75<sup>th</sup> Way and Rancho Vista failed the "self-close" test, so the inspector closed the pool. Craig Steiner worked on it as did Jose. Julia called the inspector for an after-fix test, and he is coming Wednesday morning. The sides of soft adobe arch, not necessarily the gate, need to be reinforced so they can bear the weight of the iron gate. Kerrigan also got an estimate for a new gate. The cabinets in the Ramada are being replaced; they were a budgeted item for \$700.

## **New Business**

1. A motion was made and seconded to approve the carport paint color submitted by Regina Buzzello for property at 7531 E. Rancho Vista Dr. The ARC did not recommend approval of the color, and the board voted not to approve the color. Morine will advise Buzzello of the decision.
2. On behalf of the ARC, Committee Chair Andrew Duncan moved to approve the Hamm yard shed. Morine, in speaking against the motion, cited CC&Rs 6E, Exterior of Residence. Hamm suggested moving the building to their back wall with zero clearance and maintaining two feet from the western property line. Mayes voiced opposition to the building because protocol was not followed, and that it still interferes with her line of sight. The motion passed.

The meeting adjourned at 7 p.m.

Submitted by Judy Braun, executive secretary