

**Villa Monterey Improvement Association**  
**Regular Meeting of the Board of Directors**  
**Minutes (Open Meeting via Zoom)**  
**April 22, 2024**

President Rick Morine called the meeting to order at 5:30 p.m. Directors present were Granger Macy, Hope Carr, Andrew Duncan, Mike Lewis, M'Lis Chris, Joyce Rogers, and Rick Morine. A quorum was reached.

Treasurer/Park Superintendent Julia Kerrigan was present. Also present were homeowners Karen Kelly, Marjorie Redleaf, Matt Peterson, Susan Lennon, Wayne Abraham, Mike and Laura Grady, and Kathy Hotchner.

### **Minutes**

The April 22, 2024, minutes were approved without correction.

### **Reports**

#### 1. President

- a. Morine suggested a change in R&Rs to address what is allowed in carport. He will ask for community input before the board votes on it at the next board meeting.
- b. Neighborhood Maintenance
  - i. Abraham needs to file an application for his front door, which was installed without board approval.
  - ii. Lenzo was given a notice to clean out his carport.
  - iii. Lacy's backyard clutter was discussed.
  - iv. Wrubel will trim her front yard landscaping.
- c. Homeowners must register guests using the park as per R&Rs 5(l).
- d. Morine received a response from the Association's attorney regarding online directory and fund raising for park expenses; he sent the reply to directors.
- e. Morine asked the executive secretary to send notices to homeowners living along the canal that they are responsible for maintaining their property boarding the canal as per R&Rs 2(f).
- f. Repair work on Roger's house front does not need board approval.

#### 2. Park

- a. Kerrigan stated that a new volunteer has stepped forward to help in the park.
- b. Two new umbrellas have been purchased.
- c. Craig Steiner is taking care of the watering.
- d. Due to lack of volunteers, a cleaning person has been hired on an as needed basis for the ramada.

### **New Business**

1. It was moved and seconded to approve Duncan's side wall modification. The motion passed.
2. It was moved and seconded to approve Rodger's front door color request. The motion passed.
3. It was moved and seconded to approve Lenzo's solar panel request as modified. The motion passed.

The meeting was adjourned at 5:59 p.m.

Submitted by Hope Carr, executive secretary