

Monthly HOA Board Meeting Minutes Monterey Park Association/VM5,5A April 11, 2022

Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal, Mary Smalle
Board members absent	n/a
Approximate # resident attendees	15
Meeting called to order	9:04 a.m.

President’s Remarks (Judy)

Thanked Mike and Patti again for running the 2022 election.

Welcomed and introduced new and returning Board Members.

Committees have been slightly reorganized. Each Board member is also involved in a committee. We have an active Board.

Terry is our new VP.

Vice President’s Report – no report

Secretary’s Report – MOTION to approve March 2022 minutes made by Marsha, seconded by Sandy; approved unanimously.

Treasurer’s Report – MOTION to approve March 2022 financial report made by Sandy, seconded by Terry; approved unanimously.

It was noted that there was extra cost for landscaping, including pruning pruning olive tree. SW Gas was higher than anticipated. Nevertheless, no overall concern on the budget. Feel free to call or email Mary with questions.

The capital amount approved for the furniture purchase will be called out in next month’s financials.

COMMITTEE REPORTS

Architectural (Marsha)
 Got approval from City for landscaping at one residence. All information and forms requesting approval for property modifications are on the website and will continue to be updated to make it easier to navigate. There were some issues with submitting the forms to the city, but some improvements were identified and will be addressed.

Compliance (Sandy Mucci)
 April rule to remember will address weeds in lawns. Roof rats are a problem. There will be a rule to remember each month. Sandy will be speaking with homeowners directly when there is a need to address compliance. By April 30 all citrus will have to be removed.

Judy recapped residency rules per the CCRs. One owner must be 55 years or older, with a few exceptions such as surviving spouse. The CCR prohibiting having visitors living in the home for an extended period without an owner present was discussed. An example of an exception would be if someone would only be staying for a few days, such as a house sitter. The Board can overrule the requirement regarding non-residents in the house when no owner present. A resident would have to inform the Board to obtain an exception.

Directory/Contact Information (Joan Jones, Lisa Nolen)

Lisa is new Directory committee member, having transitioned from Maureen.

Thanks to all who filled out contact sheet. Directories will be picked up today. Delivery will be started this week. Online password protected directory will be updated this week.

New Resident Orientation – Kathy Hartmann, Carolina Grandestaff, Joan Jones

Have a couple of new closing expected soon and will engage with new owners accordingly.

Real Estate (Judy Rosenthal)

2 homes closed so far in 2022, 3 more are in escrow

Street Lighting (Craig Sjodin)

No report

Web Page (Beth Minahan)

Content improvements are ongoing. Encourage everyone to consult the webpage.

Pool, Spa, & Grounds (Bill Mucci)

Highlighted additional expense for olive tree trimming, this happens every 2-3 years.

Had to replace both the pool and spa lights, the spa light was the original being 11 years old, the spa had to be drained to replace the light, so we now have salt water in the spa. The pool heater has been shut off for the season.

Ramada Operations (Marilyn Herbert)

Ramada workday occurred last month to clean out and organize the event decorations and clean out the storage sheds to open up room for storing furniture. Thanks to all volunteers who helped on this.

Noted the teamwork and respect displayed by the team.

- Library (Ann Lane)

Some game items were recently donated, would be great for a game night.

- Maintenance (Sue Carey)

reports that 4/18 the cabinets will be oiled, this is done annually. Also need to let Sue know how many, which chairs to keep versus give away. A tarp to cover them will be good since they get dusty in the storage shed. The new chairs are stackable and will remain in the Ramada.

- Reservations/Supplies (Gayle Sjodin)

No report

Social Activities (Terry Cargill)

Cinco de Mayo party will be held on 5/5; catered cost is \$12/pp. Deserts will not be provided, so folks can bring. Will have margarita machine, but byob tequila and other alcohol (as usual).

- Coffees (Carolina Grandestaff) next is May 7, last coffee of the season.
- Cocktail Parties (Terry Cargill) none in April or May, Cinco de Mayo will be our final party of the year.
- Special Events (Marsha Cain) nothing additional to report

CURRENT ITEMS (Judy)

- Ramada furniture update and reorganization – Ramada furniture has been ordered, the chairs will be burgundy, they are due in mid-June to mid-July. 40 chairs and 4 tables were ordered.
- Meeting with Villa Monterey Presidents – occurred a few weeks ago, the primary topic was the cost of the entrance maintenance. Discussed that the fountain is old and requires costly maintenance. To overhaul it would require an assessment. Discussed Historic Preservation, and that each unit would address it with the City versus collectively from VM at large. Also addressed water conservation. Learned that we are the only unit that has a concern about replacing lawn with xeriscape.
- Rules revision approval – updated rules were reviewed; they were sent out and copies were provided at the meeting. Noted was that “extraneous objects” in carports need to be better defined. Sandy will take the lead on this.

MOTION to approve Rules changes made by Marsha, second by Mary, approved unanimously

- First Xeriscape Committee meeting will occur today after the Board meeting.

OPEN FORUM

nothing of note

Adjournment

MOTION to adjourn made by Marsha, seconded by Sandy; approved unanimously.

Meeting adjourned 9:56 am.

Minutes submitted by Maureen Harding, Secretary.