

Final Draft
Monterey Park Association
Villa Monterey Units 5-5A
Annual Membership Meeting Minutes
March 10, 2018

QUORUM ESTABLISHED – Sue Carey

* 33 Members in attendance at 11:00 AM:

Call to order: 11:02 AM by HOA Board President - Craig Sjodin

Welcome and Presidents Comments: Craig Sjodin

Introduction of Board of Directors: Craig Sjodin

Secretary's Report: Don Couture

* Approved as delivered in the AMM document packet.

Treasurer's Report: Sandra Mucci

2017:

* Our HOA **annual operating income** for 2017 was \$59,095.17 which was comprised of the following:

\$54,450.00	HOA Dues;
\$ 2,400.00	Transfer Fees (8);
\$ 2,200.00	Working Capital Fees (8); and,
\$ 45.20	Interest Income.

* Our 2017 budget was established for \$56,983.89. Our total budgeted expense for 2017 was \$49,430.02. We were, therefore, \$7,553.87 under budget for 2017.

* Non-allocated funds (or those funds that were not budgeted) were additionally used for the following:

\$7,495.46	for new pool and spa heaters;
\$ 546.27	for a new spa cover; and,
\$ 520.00	for our share of necessary repairs to the Villa Monterey, Miller entrance

2018:

* Our HOA revenue to date for 2018 is \$55,032.42. Our 2018 budget is \$65,560.00. \$14,000.00 of our 2018 budget has been designated for the repair of the pool decking. This project is currently being evaluated and no commitment has been made to proceed to date.

* As of 10MAR18, our assets are:

Business Checking	\$ 7,594.27;
Money Market Savings	\$55,575.67; and,
Total Assets:	\$63,169.94

* Our **non-allocated funds** as of 3/10/18 are \$10,941.59.

* The current balance of our **RESERVE ACCOUNT**, established on 1/31/13, is \$49,031.04.

2017 State and Federal Income Tax: Returns have been filed. Additionally, an independent audit has been completed of this Treasurer's records and all revenues and expenses were deemed properly accounted for and no inconsistencies were noted. A copy of the auditor's letter outlining his findings is posted in the Ramada.

COMMITTEE INTRODUCTIONS

01 Park & Ramada Maintenance – Randy Brenckman

* Two items need action: Rooftop solar pool heater is at end of its life cycle; and, Sewer drain needs replacement. Sewer drain repair is complicated by a palm tree located near start of drain line.

* Pool drinking fountain that had been removed during renovation was restored.

02 Pool and Spa – Bill Mucci

* Replaced pool and SPA heaters and SPA cover. As noted above, solar heaters have been disabled.

03 Landscape Planning and Improvement – Randy Brenckman

* No major landscaping plans. Will do weed control and grass planting in May 2018.

04 Compliance – A volunteer is needed.

05 Newsletter – Patti Frinzi and Mike Sikes

- * Everyone is pleased with Patti and Mike's excellent newsletters and Members praised them for their work.

06 Web Page & Directory- Sue Carey

- * Use web address on directory cover to get to the correct VM5/5A site.
- * A new Member noted that our directory was the best he had seen in his experience with several HOAs.
- * All Members thanked Sue Carey for her hard work and excellent products.
- * New Directory will be published in April 2018.

08 Ramada – Gayle Sjodin

- * Thanks to Gayle Sjodin for keeping the Ramada well organized and supplied.

08 Library – Sandra Barnes

- * Members are pleased with the well managed library. Thanks to Sandra Barnes.

09 Real Estate – Dody Tait

- * As a thank you for her many years of service on the Board, Dody was presented with flowers and a gift from the members of the Board. All Members gave Dody a well-deserved round of applause.
- * Dody presented a list of Real Estate transactions for the past year. It is included as an attachment.

10 Street Lighting – Several Homeowners participate in maintenance. Repaired as required.

11 Social – A volunteer is needed.

12 Cocktail Parties – A volunteer is needed.

13 Coffees – Maddie Krska

- * Maddie was on travel. Attendance has been 25 -35 members. Need sponsor volunteers for April and May.

OLD BUSINESS

- * Suspending monthly meetings during the summer months - Craig Sjodin
Worked in 2017. Members approved suspending meetings in June, July, and August of 2018.
- * Pool gates - Craig Sjodin
Installed. Plain design is to preclude a person from using design features to climb over gate.
- * Carport storage reminder.
Carports are not for long-term storage. Please keep them orderly. Trash cans are allowed.
- * 7809 E Northland CC&R Compliance – Craig Sjodin
After several years, this issue has been resolved. An Arizona Real Estate Board Arbitrator required that the property residence issues be corrected in favor of the HOA. Ms. Hobson, the owner, certified to the Board that she would be in compliance with the CC&Rs by 1 March 2018. She is now in compliance. Board member Bob Grandstaff did all of the paperwork to make this happen. Members thanked Bob for a job well done.

GUEST SPEAKER - Scottsdale Historical Committee member, Steve Vantor.

- * Steve Vantor provided copies of the latest draft of Historical Committee instructions and suggested Members provide comments to the Committee through our Board President who attends meetings with the Committee.
- * Information on the Historical Committee is on the City of Scottsdale website. Now doing inventory of homes.
- * Looking at adding Scottsdale homes to the National Register. Could result in a tax break.
- * Historical Committee cannot overrule CC&Rs and HOA Board decisions.
- * Most comments concerned converting carports to garages. Steve Vantor said they were approved by the HOA and the City would not prevent what the HOA approved.

NEW BUSINESS

- * Other CC&R Compliance – Craig Sjodin
Person owning property must be clearly identified in county recorded documents.
- * Pool decking repair.
Being evaluated. Money in 2018 Budget as a placeholder. Not committed to spending it.
- * Ramada sewage line repair.
Evaluation and proposals in progress.

MEMBER'S FORUM

- * A Member suggested the Board not approve the painting of now unpainted brick exteriors.
Suggestion noted. No motion was offered.

- A Member suggested we have Member photos in the Ramada. Some discussion about privacy issues and use of website. No motion was offered.

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ELECTION TO BOARD - Judy Rosenthal

* Ballots received by Call to Order – 63 returned of 99 distributed.

* Election Results:

9 Nominations for 3 positions but only 3 people agreed to run for the Board.

The 3 who agreed to run were elected. – Randy Brenckman, Sandra Mucci, and Sandra Barnes.

CLOSING

HOA Goals for 2018 – Craig Sjodin

* Continued adherence of the CC&Rs, careful evaluation of proposed projects, and prudent expenditures of HOA funds.

Meeting Adjourned at: 12:00 PM

Minutes Recorded by: Donald J Couture, Board Secretary

Attachment: NEW MEMBERS FOR VILLA MONTEREY 2017