

Monthly HOA Board Meeting Minutes Monterey Park Association/VM5 January 8, 2024 FINAL

Board members present	Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal, Beth Minihan
Board members absent	Marsha Cain
Approximate # resident attendees	20
Meeting called to order	9:03 a.m.

President’s Remarks – Thanks to Terry for the Xmas party, thanks to Sue for the NYE party. Thanks to Peter for the restroom repairs.

Secretary’s Report - MOTION to approve December 2023 amended minutes made by Marilyn seconded by Beth , approved unanimously.

Treasurer’s Report - MOTION to approve December month end 2023 financial reports made by Terry, seconded by Marilyn, approved unanimously.

Final summary of post-AC installation electrical costs were distributed.

COMMITTEE REPORTS

(Note, reports for each area will be given only if there is a new issue or update)

Architectural – Marsha Cain

Compliance – Beverly Pettit
 Proposed fines procedure (discussed in main agenda)

Directory/Contact Information – Joan Jones, Lisa Nolen

New Resident Orientation – Kathy Hartmann, Carolina Grandestaff, Joan Jones
 New resident on Highland. Moved in, in Nov. Pool key and information provided.

Real Estate – Judy Rosenthal
 Listing expected soon on Coolidge.

Street Lighting – Craig Sjodin
 Two lights not working due to a wiring problem. Homeowners have been contacted.

Web Page – Beth Minahan

Pool, Spa, & Grounds – Bill Mucci, Peter Minahan

All is well with pool and spa. Heater is running.

Ladies' restroom is 98% done. Came out well. Door was moved less than a foot but makes a significant difference. Came in within budget. Men's restroom still in process.

Ramada Operations - Marilyn Herbert

Library – Ann Lane

Ramada Maintenance – Sue Carey, plan to clean the upholstery of the chairs this month.

Reservations/Supplies – Gayle Sjodin

Social Activities – Terry Cargill

Game Day happy hour, Jan 19 5:30. Bring Game Day theme appetizer. Wear your team gear.

Coffees – Carolina Grandestaff

Thanks to hosts Mark and Ana Winney for a very successful January coffee.

Feb coffee cancelled due to conflict with Parada del Sol.

CURRENT AGENDA ITEMS

- Board Election Report – Mike and Patti

(All dates approximate)

The HOA Board election process for 2024 starts when we forward to Maureen the Request for Nominations Form. Maureen will email the form to homeowners around January 15. We will hand-deliver the nomination form to homeowners who do not use a computer.

Homeowners return the nomination form to us by January 29. (Instructions for returning the Nomination Form are on the form.)

We then contact the nominees to determine if they are interested in running for the Board.

If they agree to run, they must submit a short, 1/2 page Candidate's Statement outlining:

- Experience (e.g., how their past experience helps them contribute to the Board and the Community)
- Philosophy (e.g., how the Board should relate to the community) and
- Goals for the Board.

Candidates email their Candidates' Statements to us by February 12.

We will hand deliver the Ballots to homeowners around February 22.

Homeowners return the ballots to the Election Committee by March 7. (Instructions for returning the ballots are included in the Ballot packets)

The announcement of election results will be made at the Annual Meeting on March 9.

We have customarily had a 7 member board, however the bylaws say that we can have 5 – 9 members, as determined by the Board. The Bylaws also say that the Members meet to

elect Directors to replace those who have termed out. These statements present an ambiguity. Discussion ensued. No impact to election documentation for this year is expected.

- Animals and City of Scottsdale – birds: we could add something to Rules to prohibit feeding birds; rodents: we would have to demonstrate to City of Scottsdale that there are multiple rodent nests in order for them to do something; cats: no rules in the City or State or State of AZ referring to cats; dogs: do not allow pets on private lawns (does not apply to gravel), and we are responsible for picking up after our animals.
- Committee structure – think about committee structure and suggest any changes to Board members; will be addressed at future meeting.
- Fines – proposed fines policy was distributed to the board and reviewed; it will be voted on by the Board at the February Board meeting.
- Xeriscape – the plan was distributed again, and it was noted it was not done by a professional and that the measurements are not accurate. Plan has been approved by the City for the grass replacement rebate program. The reimbursement is handled via a credit to the water bill, and may be provided as a lump sum, more research is needed. The exact cost of the project and rebate amounts are approximate at this time. The financing approach for the project is not determined, but one proposal was to borrow half of the cost of the project from the Reserve.

OPEN FORUM

ADJOURNMENT

MOTION to adjourn made by Maureen, seconded by Terry , unanimously approved. Meeting adjourned at 10:27 am.

Minutes submitted by Maureen Harding, Secretary.