

**HOA Board Meeting Minutes
Monterey Park Association/VM5,5A May 13, 2024 FINAL**

Board members present	Marsha Cain, Marilyn Herbert, Judy Rosenthal <i>By phone:</i> Terry Cargill, Beth Minihan
Board members absent	Maureen Harding, Sandy Mucci
Approximate # resident attendees	10
Meeting called to order	9:01 am

President’s Remarks -Judy thanked Elton Humphreys for purchasing a new flag and properly disposing of the old one. Xeriscape Assessment fee of \$150 due by June 1.

Secretary’s Report - **MOTION** to approve 4/8/24 minutes made by Marilyn, seconded by Marsha, approved unanimously.

Treasurer’s Report - **MOTION** to approve April 2024 Financial Reports made by Marsha, seconded by Marilyn, approved unanimously.

COMMITTEE REPORTS

*(Reports for each area will be given only if there is a **new** issue or **significant** update. Reports are in bold)*

Architectural – Marsha Cain

Compliance – Beverly Pettit (reported by Judy): two residences were notified of front yard landscape issues; both yards were taken care of.

Directory/Contact Information – Joan Jones, Lisa Nolen

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

Real Estate – Judy Rosenthal: Of the two homes on the market, one is under contract and scheduled to close May 28th, the other is still for sale.

Street Lighting – Craig Sjodin

Web Page – Beth Minahan

Pool, Spa, & Grounds – Bill Mucci/Peter Minahan (reported by Beth): work continues on men’s restroom.

Ramada Operations: Marilyn Herbert

Library – Ann Lane

Maintenance – Sue Carey: Cabinets will be oiled and chairs will be cleaned next Thursday, May 23. Volunteers are welcome.

Reservations/Supplies – Marilyn Herbert

Social Activities: – Terry Cargill

Coffees – Carolina Grandestaff

Cocktail Parties – Terry Cargill

CURRENT AGENDA ITEMS

- **Palm Trees Pruning:** Bid from Treetime Design, LLC was \$1350 to trim all 15 HOA palm trees. Owner provided assurances all debris will be cleaned up. Work to be performed Monday, June 17th. Individual homeowners can contract with Treetime for \$90 per tree and should contact the company on their own. A motion is required for Judy to sign the contract. MOTION to approve the contract was made by Terry, Marsha seconded and approved unanimously.
- **Hazardous Waste Pick-up** – Sue Carey reported that the City of Scottsdale Hazardous Waste Department schedules home hazardous waste pickup once every month except June. Residents must register online. For more information visit scottsdaleaz.gov or click the link: [City of Scottsdale - Household Hazardous Waste \(scottsdaleaz.gov\)](http://scottsdaleaz.gov)
- **CC&R's Review** – 10 residents have expressed interest in reviewing the CC&Rs. Next step is for each volunteer to read them and make note of any potential changes. After all comments have been received, summarized, and reviewed by legal counsel, there will be a community meeting to decide on recommendations. Depending on the suggested changes, the Bylaws may be amended to coordinate with the CC&R's. Changes to the CC&R's require 75% of the owners' approval and Bylaw changes require 51% of the owners' approval.
- **Fines and Yard Maintenance** – The Fines and Appeal Process was approved earlier this year. After 3rd notice of noncompliance, residents may be fined \$150. The fine will be voted on by the Board of Directors and formally recorded in the minutes.
- **Xeriscape Update** – Project steps are:
 - spray to kill the grass should begin August 1, and requires 3 weeks (3 sprays, a week apart)
 - removal of the grass
 - contouring and drainage adjustments as needed
 - installation of the irrigation system and lighting
 - installation of grass border and new grass sod
 - trees and shrubs planted
 - granite (rocks) spread

The entire project is projected to be completed by late September or October.

OPEN FORUM

- No discussion.

ADJOURNMENT

MOTION to adjourn made by Marilyn, seconded by Marsha, approved unanimously. Meeting adjourned at 9:27am.