

**HOA Board Meeting Minutes  
Monterey Park Association/VM5,5A April 08, 2024**

Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Beth Minihan, Sandy Mucci, Judy Rosenthal
Board members absent	
Approximate # resident attendees	21
Meeting called to order	9:03am

**President’s Remarks** - Thanks to Mike and Patty for their work on the election, Barbara for volunteering to take minutes and to Joan and Lisa for the directory.

**Secretary’s Report** - **MOTION** to approve March 2024 meeting minutes made by Marilyn, seconded by Terry, approved unanimously.

**Treasurer’s Report** - **MOTION** to approve March 2024 month end financial reports made by Maureen, seconded by Marilyn, approved unanimously.

**COMMITTEE REPORTS**

*(Reports when there is a new issue or significant update)*

Architectural – Marsha Cain

Compliance – Beverly Pettit (reported by Marsha)  
Reminder to residents who leave for the summer to have a plan in case a cleanup is needed. If you have palm trees that are trimmed, please pay before you leave.

Directory/Contact Information – Joan Jones, Lisa Nolen (reported by Judy)  
All residents should now have the new directory.

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

Real Estate – Judy Rosenthal  
The second house closed this year on Mariposa. One is still on the market.

Street Lighting – Craig Sjodin

Web Page – Beth Minihan

Pool, Spa, & Grounds – Bill Mucci/Peter Minihan

The spa is now operational. The 2023 increase in the cost of gas was attributed to the increase in water temperature to 83 degrees for the pool. The cost is approximately \$10 per day for every degree over 80. The 2024 budget for gas was increased by \$1200 to account for this change. Current policy is to turn off the gas heater for the pool on April 1<sup>st</sup> and rely on the solar system to heat the pool. The heater is turned back on November 1<sup>st</sup>. Construction in the men's restroom is underway but is not yet completed.

Ramada Operations: Marilyn Herbert

Reminder that Marilyn is the contact person for reservations and supplies. If supplies are needed, please contact her before purchasing.

Thanks to those who have recently used the Ramada for events for cleaning up.

Library – Ann Lane

Maintenance – Sue Carey

Reservations/Supplies – Marilyn Herbert

Social Activities: – Terry Cargill

April 19<sup>th</sup> is the last social hour scheduled until October. A volunteer is needed to host.

Coffees – Carolina Grandestaff

Thanks to Karen Page, Kathy Phillips, and Joyce Jensen for hosting the Bye Bye Birdie coffee.

Residents are encouraged to host a coffee or social hour.

Social hours/Events – Terry Cargill

## **CURRENT AGENDA ITEMS**

- Annual Meeting & Post Meeting Review  
The Xeriscape Project was approved with 49 votes for and 24 votes against (74% of households voted.)  
The HOA complies with the Arizona Open Meeting Law which requires all meetings be announced and be open to residents. Executive or closed sessions are allowed for certain circumstances: Legal advice, pending or continuing litigation, an individual's personal and financial information, job performance, and in the event a resident requests a meeting to discuss a fine or violation. 48 hours notice is required for open and executive sessions. At open meetings, once a motion is pending, all residents in attendance must be given the opportunity to speak prior to a vote by the Board of Directors.
- City of Scottsdale Notice of Payment Due  
It was discovered the City of Scottsdale has never billed us for a sewer charge because initially the account was only coded for irrigation. The city was notified of the error and has requested payment for past fees of \$1200 which reflects a significant discount from the

estimated \$8200 it could have charged. Future utility bills are estimated to be \$75 higher per month.

- Pool Water Temperature – discussed during committee reports
- Committees  
Maureen proposed that the Board add a committee entitled Community Communications to ensure all residents have the necessary information.  
**MOTION** was made by Maureen to add an additional Board committee to address resident communications.  
Beth requested the committee also include the webpage, and the motion was amended to include the webpage.  
**MOTION** was then made by Maureen to create the committee, as amended, seconded by Sandy, and approved unanimously.  
Maureen would chair the committee and Beth would be a member as the person responsible for the webpage.
- Fines  
Reminder that members should refer observed violations of HOA rules to the Board who is responsible for corrective action. Each violation has to be documented and the complainant identified.
- Xeriscape Update  
Currently waiting for the Bermuda grass to grow so that the City of Scottsdale can give final approval. The project contractor will then begin the work of killing the grass. The Design committee consisting of Doug Sydnor, Victor Pena, Patti Frinzi, Mike Sikes, Kolleen Gowans, Peter Minahan, Board members Beth, Judy, and Marsha will begin the process of choosing rock colors, plants etc. The entire project is estimated to take 8 weeks but may vary depending on climate conditions. Residents will be notified when the project begins.

#### **OPEN FORUM**

- Judy introduced the idea that it may be time to review the CC&R's (Covenants, Conditions, and Restrictions) for any necessary changes. Some cannot be altered such as the Transfer Fee, however items such as the Capital Improvement Fee may be changed. Changes require 75% resident approval. Interested residents should notify Judy.

#### **ADJOURNMENT**

**MOTION** to adjourn made by Beth, seconded by Sandy, approved unanimously. Meeting adjourned at 10:17am.