

**HOA Board Meeting Minutes
Monterey Park Association/VM5,5A October 14, 2024, FINAL**

Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal
Board members absent	0
Approximate # resident attendees	25
Meeting called to order	9:01 am

President’s Remarks - Judy thanked Mark Winney for agreeing to join the board to fill the vacancy created by the resignation of Beth Minahan, who has moved out of state. On the Xeriscape project, thank you to the adjacent neighbors for their patience, the members of the Xeriscape committee, and those who donated to the project. Judy also expressed her thanks to Karen Fleming, Unit 3 HOA president, for the use of the Unit 3 pool while our pool was not accessible.

Secretary’s Report - **MOTION** to approve 5/24/2024 minutes made by Marilyn, seconded by Terry, approved unanimously. Request to include an update of this past summer’s review of the CC&Rs on the November agenda.

Treasurer’s Report - **MOTION** to approve May, June, July, August, and September financial reports made by Terry, seconded by Marilyn, approved unanimously. Sandy addressed a question about the \$1200 April water bill. The amount included a back payment for past unbilled sewer charges. High water bills incurred during the summer were due to the need to water the grass. In order to kill the grass for the Xeriscape project the grass had to be growing.

Motion to approve new board member - Sandy made the motion to approve Mark Winney as a board member, seconded by Terry, approved unanimously. Mark’s term will be for the rest of Beth’s term, which ends at the conclusion of the annual meeting in March 2025.

COMMITTEE REPORTS

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

Architectural - Marsha Cain

Compliance - Beverly Pettit (reported by Judy) Reminder that residents are responsible for the care and maintenance of their lawns, whether they are full time or part time.

Directory/Contact Information - Joan Jones, Lisa Nolen

New Resident Orientation - Kathy Hartmann, Carolina Grandestaff, Joan Jones - all new residents receive a current directory and a pool key. New resident information is added concurrently to the website directory. The manual directory will be updated in April. Contact Joan with any changes.

Real Estate - Judy Rosenthal - 5 homes have been sold to date, with the possibility of 3 more closing before year end. New resident fees of \$725 include the state regulated transfer fee of \$400 and a \$325 capital improvement fee (50% of the annual dues).

Street Lighting - Craig Sjodin - 2 streetlights are being repaired and 2 poles are being replaced. Looking for someone to take on the responsibility of replacing lightbulbs. Craig will continue to help with repairs and replacements. Residents are responsible for paying for new streetlight fixtures.

Web Page - Maureen - Rhonda Hostetler has volunteered to take over the website responsibilities. The new platform is WIX and the new website is vm5hoa.org. Residents are encouraged to interact with the new website. An email with details will be sent out 10/15/2024.

Pool, Spa, & Grounds - Bill Mucci - the solar panels are on and working. Residents should be aware that as the weather continues to cool it takes time to heat the pool. The temperature is currently set at 82 degrees. The cost of the gas required to raise the pool temperature one degree results in a significant increase to the annual budget. Mark will take over the ramada issues formally overseen by Peter Minahan.

Ramada Operations: Marilyn Herbert

Library - 2025 calendars are available in the library

Maintenance - Sue Carey

Reservations/Supplies - Marilyn Herbert

Social Activities: - Terry Cargill - Next social hour is Friday, October 25th. BYOB and an appetizer or dessert to share. The next social hour is scheduled for November 15th. The Christmas party is scheduled for Saturday, December 7th. Looking for volunteers to host social events and next year's Christmas party. Terry will host this year's party.

Coffees - Carolina Grandestaff - October's coffee was well attended. Looking for someone to host the November coffee.

CURRENT AGENDA ITEMS

Xeriscape Update

- The project is ready for inspection by the city. All contractor invoices have been paid. \$41k has been distributed to date. The exact amount of the rebate amount will be determined shortly. The remaining plants, rocks and boulders still need to be added. The irrigation system has been checked and the new grass and plants will need continuous water for the next few weeks. An update will be provided at the November meeting.

Landscape Committee

- A Landscape committee has been suggested to continue the work for the final steps of the Xeriscape project and maintenance going forward.

MOTION to approve the formation of the Landscape Committee made by Sandy, seconded by Marsha, approved unanimously.

Art Group

- Carolina proposes an Art Group be formed of those interested in getting together for the purpose of creating various kinds of art. Those interested should contact her.

Pool Drinking Fountain/Slab leak

- **Pool Drinking Fountain** - The pool drinking fountain needs to be replaced. Two quotes were received, one for \$971 installed with a 5 year warranty, the second for \$1050. \$400 is in the reserve for replacement.

MOTION to approved replacement made by Terry, seconded by Sandy, approved unanimously.

- **Slab leak** – A contractor located the leak from the spa to the building. The cost to locate was \$300. The contractor also provided a bid for correcting the leak and restoring the pool deck for \$3000. Noting the condition of the pool deck with potential replacement in the near future, no action was taken on the proposal to repair the leak. Bids to replace/repair the pool decking will be presented at the November Board meeting.

Number of Board of Directors/Additional Member

- The Bylaws state that the BOD may have 5-9 members. The current board, with 7 positions, was agreed to by the Board in January 2024.

Closed Meeting

- The BOD held a closed meeting to address a VM5 housing situation where only one occupant remains in the home and is under the age of 55. The Fair Housing Act Amendment HOPA (Housing for Older Persons Act) allows limited exceptions for 55+ communities provided 80 percent of the occupied residences have at least one occupant over the age of 55. As we are in compliance with this rule, the BOD granted the exception to the CC&Rs.

2025 Annual Meeting Date Set

Marilyn moved to hold the annual meeting March 8th, 2025, Sandy seconded, unanimously approved.

OPEN FORUM

No discussion.

ADJOURNMENT

MOTION to adjourn made by Maureen, seconded by Marsha, approved unanimously. Meeting adjourned at 10:19am.