

<b>Monthly HOA Board Meeting Minutes</b> <b>Monterey Park Association/VM5,5A    January 9, 2023   FINAL</b>
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Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Marilyn Herbert, Sandy Mucci, Judy Rosenthal
Board members absent	Mary Smalle
Approximate # resident attendees	16
Meeting called to order	9:01 a.m.

**President’s Remarks** – Sue Carey and team thanked for the NYE bash.

Sue Carey noted the sink in Ramada has issues, thanks to Peter and Bill for fixing sink in the Ramada.

Eric, Peter, and Bill thanks for helping with discussion with AC contractor.

**Secretary’s Report** - MOTION to approve December 2022 minutes made by Sandy, seconded by Terry, approved unanimously.

**Treasurer’s Report** - MOTION to approve January 2023 financial report made by Marilyn, seconded by Maureen, approved unanimously.

Dues are due Jan 1, penalty if not received before Feb 1. Several are still outstanding. Note that checks presented with insufficient funds incur a \$12 fee by our bank.

We are a calendar year entity. We will review year end financial performance at the annual meeting in March.

**COMMITTEE REPORTS**

*(Note, reports for each area will be given only if there is new news/issue/something to report)*

Architectural – Marsha Cain

Compliance – Sandy Mucci

Directory/Contact Information – Joan Jones, Lisa Nolen  
 Some access issues occur intermittently to the online directory page. Scrolling gets frozen when using iOS devices, and occasional login glitches occur. The web software or platform that the webpage is built on is suspected to be the issue. Beth is looking into it.

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

Real Estate – Judy Rosenthal

Street Lighting – Craig Sjodin

Web Page – Beth Minahan  
(see Directory section)

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

Pool heater repair was completed. The new unit is more efficient and better constructed. We got 3 bids, and our usual pool service did the work. Hoping for 7-8 year lifetime for new unit (old unit lasted about 6).

Q: do contaminants in the water affect the heating unit? A: The water goes through a sand filter to remove contaminants.

Spa emergency shutoff – it is always set to on - it should be left ON. If it is shut off, it shuts off all of the functions of the spa (heat).

The water for the sprinklers has been shut off for the past few weeks, due to the rain. Our water bill has reduced from \$1300 last year, to \$400 this year.

Ramada Operations - Marilyn Herbert

Annual Termite inspection coming up soon.

Library – Ann Lane

Ramada Maintenance – Sue Carey

Reservations/Supplies - Gayle Sjodin

Social Activities – Terry Cargill

Chili cookoff theme to be held on Jan 20.

Need host for Feb Happy Hour, looking for a volunteer. Contact Terry if interested.

Nolens will host St Pat's Happy Hour in March.

April, no plan as yet.

Cinco de Mayo party is planned.

Bulletin Board is being refreshed by Karen Page. If you have any pictures from New Year party, please send to Karen.

Coffees – Carolina Grandestaff

Thanks for Bill Thomlinson for hosting January coffee.

### **CURRENT AGENDA ITEMS**

- VM Entrance – being looked at in more detail than the past, managed by Unit 2, the winter grass overseeding costs were twice what we pay (1800 v. 900), another meeting being planned in the next few weeks with other Units to continue monitoring these costs.
- Reserve Study Revisions – Reserve has been updated due to the cost of the new pool heater and to accommodate replacement of the new unit. The new reserve analysis spreadsheet is available on the website. It was noted by Sue Carey that the refrigerator is 10 years older

than noted on the reserve sheet. There may be a refrigerator available for donation that is younger than the current one. MOTION to approve revised 2022 reserve, updated for 2023, made by Terry, seconded by Marilyn, approved unanimously. Thanks to the Board made by Bill Thomlinson for its hard work on reserve analysis, noting that the information is estimates.

- Air Conditioning Update and Survey – quotes received, propose special board meeting to review quote and prepare for assessment vote, MOTION made by Judy, seconded by Marilyn, unanimously approved.
- Home Ownership Rule of 55 years old – explicitly stated in CCRs, one owner must be 55, Board can override the rule on a case-by-case basis; one case could be the purchase of the home by a contractor/flipper who is not 55. Much discussion by community members at the meeting ensued. Conclusion: our current CCRs allow for Board to grant an exception to this rule. This covers any potential exception for an underage flipper/investor.
- Board Election – Nominating form will be distributed later this week.
- Historic Preservation – homeowner in Unit 5 sought approval for changes to their home. Several Board members attended the meeting. In general, the Historic preservation issue is unresolved, we plan to address it further at the annual meeting. We believe that an individual unit can opt out of being in historic preservation zoning.
- Vandalism update – occurred in Unit 6, some kind of projectile was shot toward windows of several homes. No other units have had this experience.

## **OPEN FORUM**

Who can fix the street signs, the one on Highland and 78<sup>th</sup> Place is wonky.

## **ADJOURNMENT**

MOTION to adjourn made by Marsha, seconded by Marilyn, approved unanimously.

Meeting adjourned at 10:11 am

*Minutes submitted by Maureen Harding, Secretary.*