

<p>Monthly HOA Board Meeting Minutes Monterey Park Association/VM5,5A February 12, 2024 FINAL</p>
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Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Beth Minihan, Sandy Mucci, Judy Rosenthal
Board members absent	Marilyn Herbert
Approximate # resident attendees	23
Meeting called to order	9:03 a.m.

President’s Remarks – Thanks to committee chairs who responded to a request to furnish suggestions for possible committee reorganization.

Secretary’s Report - MOTION to approve January 2024 minutes made by Sandy seconded by Beth, approved unanimously.

Treasurer’s Report - MOTION to approve January 2024 month end financial reports made by Beth, seconded by Terry, approved unanimously.

All 2024 dues collected on time. All approved transfers between accounts were made.

Transition to State Farm Insurance was completed. Savings are \$1721 over previous policy.

COMMITTEE REPORTS

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

Architectural – Marsha Cain

Structural changes to the façade of your home, including paint color, must be approved by the architectural committee. Most landscape modifications are not affected, however there are some landscaping restrictions such as having shrubs grow up that cover the front of the house. Forms for documenting planned changes for approval are available on the VM5 website.

Compliance – Beverly Pettit (reported by Judy Rosenthal)

With the recent rains, weeds are sprouting. Reminder that residents are required to abate weeds. Cat problem seems to have resolved itself. A resident submitted a request to add prohibition of outdoor bird feeders to the Rules (excepting hummingbird feeders). This was tabled but may come up for a vote later. Unit 3 has had several items stolen from carports.

Directory/Contact Information – Joan Jones, Lisa Nolen

Changes to directory information should be submitted to Joan by March 1.

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

Real Estate – Judy Rosenthal

Two homes are on the market.

Street Lighting – Craig Sjodin

Web Page – Beth Minahan

Traffic to the webpage is available but not tracked.

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

One of the recycle bins is missing. The Rules state that no furniture shall be removed from the premises. Consider if we should amend the Rules to include equipment in addition to furniture, for example portable outdoor gas heaters. Olive tree will be sprayed for fruit abatement tomorrow morning.

Ramada Operations - Marilyn Herbert

Termite inspection occurred, some minor evidence of termites was found. It was treated under our annual warranty.

Library – Ann Lane

Ramada Maintenance – Sue Carey, chairs will be cleaned soon

Reservations/Supplies – Gayle Sjodin

Social Activities – Terry Cargill

Friday social hour this month theme will be the Chili Cookoff.

Coffees – Carolina Grandestaff

The Water Aerobics Group will sponsor the Coffee in March.

CURRENT AGENDA ITEMS

- Board Election - Ballots will be hand delivered 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.
- Annual Meeting = Saturday March 9. Need 30 homes represented to have a Quorum. After the meeting the Board meets to elect officers. Regular meeting starts at 9:00, the Annual Meeting starts at 10:00. Once the Annual Meeting Adjourns, the Board will meet to elect officers. All 3 are open meetings.
- Number of Board Directors - Bylaws say that the Board shall be managed by 5-9 Directors, as determined from time to time by the Board of Directors. **MOTION** made by Sandy to retain a 7-member board, seconded by Beth. 4 votes in favor, 1 abstained, motion passed.

- Committees - Table the reorganization of committees discussion until after the March annual meeting, once the “new” Board is in place.
- Fines - Proposed fines policy was distributed to the Board and reviewed during the meeting. **MOTION** made to accept the fine and appeals policy as stated made by Marsha, seconded by Terry, passed unanimously.
- Xeriscape – Four bids have been received. Two provided the necessary details, and one will be presented as part of the ballot packet. This would be an assessment and would be partially funded by the Business Savings Account. To pass, it must be approved by a majority of the people who vote. The question will be presented at the annual meeting. We do not have exact numbers on water or cost savings, although it is estimated that at least 50% of the current water usage for landscape irrigation (not including pool, kitchen or bathrooms water usage) will be saved. Don’t know when project will start, how long it will take, and to what extent pool access will be disrupted. Weed killer similar to Round Up would be used to kill the grass. Exact name of weed killer will be provided. Not sure what kind of trees will be planted but will be selected from the list approved by the City.

OPEN FORUM

ADJOURNMENT

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

Minutes submitted by Maureen Harding, Secretary.