VILLA MONTEREY RECREATIONAL ASSOCIATION

BOARD OF DIRECTORS MEETING

March 14,2026

Call to Order 9:02 A.M.

ROLL CALL: All current members present with the exception of Pam Phelps who was excused.

Emergency ACTION ITEMS

1. Georgia Bichekas moved to appoint John Schmitt to fill open Board seat left vacant by resignation of Gail Rackcliffe. Motion seconded by Sharyn McCaslin. There being no further discussion motion carried.
2. Rich Drennan moved to appoint Mark Sheldon as Board president and John Schmitt as Board vice president. Motion seconded by Georgia Bichekas. There being no further discussion motion carried.

Secretary:
In lieu of a reading of the minutes due to the absence of Pam Phelps copies of the minutes were distributed to the Board. Reich Drennan moved the minutes be accepted. Motion seconded by Georgia Bichekas. There being no further discussion motion carried.

President's Report:

Vice-President's Report: One listing ,4710 N 78th St, currently remains on the market
There have been no closings or transfers.

Treasurer's Report: Balance sheet, Profit and loss statement and monthly payments were presented. Georgia Bichekas moved to accept the financial report. John Schmitt seconded. There being no further discussion the motion carried.

Architectural Liaison's Report: Request from 4622 N 78th St to add one more driveway light. Georgia Bichekas moved to accept. Sharon McCaslin seconded. Request approved.

Request from 7651 E Coolidge St to add a new awning and a screen for the Waste Management bins. Georgia Bichekas moved to accept. John Schmitt seconded. Request approved

Request from 7651 E. Meadowbrook Ave to repaint in the same color scheme as currently exists. Georgia Bichekas moved to accept. Sharyn McCaslin seconded. Request approved.

Grounds and Landscaping Report: The irrigation technician has found a leak in the line from the control box and will repair.

Pool and Recreation Center Report: The estimate from the pool contractor to renovate and repair the pool sand filter is $800.

Old Business:
7644 E.Coolidge St. variance agreement has met the conditions specified and the issue is resolved.

Conflict With Units 3,4,+5 regarding front entrance: Mark Sheldon, Philip Ellis and John Schmitt will meet with representatives from units 3,4,+5 to discuss and resolve existing conflict. Discussion was held regarding the complaints of these units. Possible solutions and strategies for resolution of the conflict were discussed.

New Business
7732 E Coolidge has requested a variance regarding a 3rd vehicle. Georgia Bichekas moved that the variance be granted under the condition that the vehicle be removed on or before March 14,2027. Alan Jones seconded. The variance was granted.

7755 E. Meadowbrook requested a variance as well as more specific direction from the Board regarding Board priorities for correcting the violations given that the multiplicity of existing issues are a consequence of no external access to the back yard. Discussion produced suggestions for a timeline of projects and procedures to rectify the violations. Mark

Sheldon moved the variance be approved. Georgia Bichekas seconded. There being no further discussion the motion was approved.

Bank Signatories: Georgia Bichekas moved to approve the addition of Pam Phelps and Alan Jones as bank signatories .John Schmitt seconded. Motion carried.

New Business: In light of the fact that the length and severity of topics attended to today and the time, it was the consensus of the Board that all remaining Items on today's agenda be carried over to the April meeting.

Member Requests and Comments: The Board offered it's appreciation to Philip Ellis for his assistance, knowledge and advice during this period of reorganization. He has been invaluable to not only the Board, but to the entire community.

Executive Session: None requested

Next Meeting: April 11,2026. 9:00 a.m.

Adjournment: 11:35 a.m.