

56th Annual Meeting Minutes
March 9th, 2024

President, Suzie Cary, brought the meeting to order at 10:00 am. Meeting adjourned at 10:57 am. All current Board members were present, quorum was established. There were 71 residents in attendance.

The March 11th, 2023, minutes and 2024 budget were approved.

Board Meeting Opening Comments

Board President, Suzie Cary opened the meeting with thanking all residents for attending. There was a moment of silence honoring those who had passed in 23/24; Richard Reed, Tom Anton, and Bill Kuhlmeier.

Suzie then addressed the Villa Monterey Community:

- She thanked all current Board members for their service this last year.
- She asked for all those who had served in previous years to stand up and gave thanks to all.
- She thanked all new Board members for volunteering to serve on the 24/25 Board.
- She recognized all the residents not on the Board but who assist current Board members daily to keep our community running and keeping it as lovely and beautiful as it is.
- She recognized past Board President Karen Brosnan for all her time and commitment to our community by coordinating volunteers and asked her to speak and honor all those that have volunteered and gave of their time on special committees that make our yearly events so lovely.
- She recognized the Board Election Ballot Team and resident Harry Levey spoke on behalf of the team.
- She requested that all new residents to Villa Monterey Six stand up and introduce themselves and where in the community they have purchased their new home.
- She recognized former Board member Sheilah Edmundson for all her dedication in the past couple of years by passing on all her priceless Board experience and knowledge to train new Board members and keeping the community running as smoothly as possible.

Board Committee Reports:

Treasurer - Kari Holt presented a 2023 Treasurer report recap for 2024. She itemized current account balances including combined balances, the Capital Contribution Account and Reserves Account. She itemized all extraordinary expenses incurred in 2023 and the costs involved. She mentioned how costs are factored into the Board Budget Reserve Study and major repairs over \$1000 impact the Study. She itemized some 2024 expenses that have already incurred that are not the usual monthly expenses to finish up the repair of the walls as well as the last payment to Peerless Plumbing for the re-lining of the pipes that took place this past Fall.

Real Estate - Lori Huckle reported that 16 homes sold in our community in 2023. This is significantly above the average of 4-6 homes per year. \$17,120 in Transaction and Real Estate fees were collected in 2023. Beginning in 2023, VM 6 Real Estate transfer fees went from \$250 to \$400 and Capital Improvement fees went from \$600 to \$1020 equaling \$1420 per home sale.

Website- Lori Huckle reported that there were roughly 3409 visitors in the past 12 months to the Colony Monterey Website. The website contains updates on CC'Rs, Rules and Regulations, HOA documents, financials and Newsletters that drive visitors and community to our website.

ACC - Chip Schneider reported the total number of annual homeowner requests, approvals, and completions. He broke it down by Historical District requests and regular change requests. He then mentioned how many of the requests were pending and completed. A few courtesy letters and complaint letters had to be sent out to residents but all and all, the ACC ran quite smoothly thanks to the efforts of all who volunteered. Chip developed a working relationship with City of Scottsdale Historical District employee Jesus Murillo to

streamline Villa Monterey Historic change requests.

Secretary – Jennifer Ramsden gave a summary of her first year as serving as Villa Monterey Board Secretary from monthly preparing monthly Board Agendas and Board Minutes documents to sending out community email blasts when needed. She thanked previous Board Secretary Sheilah Edmundson for sharing all her previous knowledge of the position while at the same time being very patient during the learning curve. New phone and email Directories will be delivered to all residents in mid-April.

Facilities- Linda Brown reported a very busy but productive year for the pool and spa with the purchase of a new pool heater, new salts cells for pool, new spa cover and acid washing for the spa. Minor repairs were done to the Kool decking until a more complete revamp of the decking can be budgeted for. The north wall of the pool area was repaired and painted as well as a portion of the southeast wall that was showing visible signs of falling. Linda has been the point person working with our housekeeper, landscape maintenance contractor and pool contractor. The Ramada continues to be rented by community members for private events. It is a lovely place to host a gathering.

2024/25 Board Election

Below is the new 2024/25 Officers and Directors:

President – Linda Lucas

Vice President/ACC– Steve Counsell

Treasurer - Kari Holt

Secretary – Jennifer Ramsden

Director/Community Liaison – Suzie Cary

Director/Ramada – Greg Tipton

Director/Real Estate Coordinator - Lori Huckle

The following Board Members are no longer on the board:

- Chip Schneider
- Edd Brady
- Linda Brown