

Final

Villa Monterey 6 Board Meeting Minutes October 10th, 2023

At 5:30pm, Board President Suzie Cary called the meeting to order. The meeting adjourned at 6:50 pm. A quorum was determined: Suzie Cary, Linda Brown, Lori Huckle, Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Four Residents were in attendance. Minutes from 9/14/2023 Board Meeting were approved.

Board Member / Committee Reports

1. **Treasurer Report** - \$ 6 8 , 2 4 0 . 1 5
2. **Dues Account**- \$8821.41
3. **Capital Contribution Account** - 17,923.73
4. **Reserves Account**- \$36,980.14
5. **September Expenses** - \$1823.00
6. **Secretary report** - Brief update regarding Board documents turnaround time
7. **Web Content** – Our webmaster makes continual website updates. The new Ramada Agreement has been uploaded to the website.
8. **Real Estate** - 2 homes closed recently on Pasadena & 78th Street. 1 home is currently pending and 1 home active.
9. **ACC** - There has been 1 application received since September and it was approved.
10. **Facilities** - New clock purchased for Ramada. Bids being collected for north wall repair and painting as well as bids for potential Kool deck repair in the future.

Unfinished Business

- A. Reminder Peerless Plumbing – Board President confirmed that Peerless Plumbing will be relining pool area pipes on October 16th and 17th. The pool will be closed those days.
- B. Revised Ramada Agreement on web and mentioned in newsletter- Board President confirmed that the new Ramada Rental Agreement is now uploaded to website.
- C. Lighting timer set – Board President announced that this has been completed.
- D. Lamp posts maintenance resolved – The Board had a discussion regarding volunteers that will be maintaining the light posts (light bulbs and sensors only). More details to come in November Newsletter.
- E. No overseeding in the common area – for the second year in a row, the Board voted not to overseed inside the Ramada area this winter.
- F. Line Item for Facilities – There is currently a line item for Facilities. No action is needed.
- G. Kool Deck Repairs – Board Vice President and Board Secretary have collected quotes. This topic will be discussed again after the Annual Budget has been updated.

New Business

- A. Holiday Party – Board President confirmed the party will be December 8th. Menu will consist of barbeque chicken and brisket. Homeowners can contribute desserts. The cost of the dinner will be \$10 per person collected prior to the party. More information to follow.
- B. Spa Cover – Board Treasurer obtained quote for \$408 to replace the current damaged Spa Cover. The Board approved the purchase.
- C. Reserve Study Training, Saturday October 21st at 9:30. Location to be determined.
- D. Election Committee – Board President will create timelines on this process and distribute to Board and Election Committee volunteers.
- E. Board Treasurer has reached out to HIG (Alan) regarding budget recommendations.
- F. Discussion took place regarding painting of Ramada north wall and/or entire Ramada. The Board agreed to gather a minimum of 3 bids and additional bids to replace/paint doors in the restroom/pump room/supply room area.

Next Board Meeting

Tuesday November 14th