

FINAL

Villa Monterey 6 Board Meeting Minutes September 14th, 2023

At 5:30pm, Board President Suzie Cary called the meeting to order. The meeting adjourned at 6:46 pm. A quorum was determined: Linda Brown, Lori Huckle (via remote), Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Fourteen Residents were in attendance. Minutes from 6/06/2023 Board Meeting were approved.

Board Member / Committee Reports

1. **Treasurer Report**= \$ 6 9 , 2 8 2 . 1 7
2. **Checkbook balance** = \$2935.17
3. **Business Savings/Operating** = \$11,450.01
4. **Pool Reserve** = \$39,975.58
5. **August Expenses** = \$1823.00
6. **Secretary report** = Brief update on finances
7. **Web Content** = More homeowners and realtors are reaching out for questions, and they are directed to information on the website regarding real estate transactions.
8. **Real Estate** – So far, in 2023, 11 homes have closed, 4 are still active. Currently 3 houses pending.
9. **ACC** - Three requests in June were approved and completed. August through September there were 10 requests; 6 requests were approved; one request was removed and 5 are still pending.
10. **Facilities** –For the second year in a row, there would be no overseeding for winter lawn in the common area. New salt cells for the pool were purchased for the pool totaling \$1730. A spa motor was purchased totaling \$400. Linda Brown will be monitoring the warranties on these purchases. Additional cleaning supplies were purchased for the Ramada custodial staff totaling \$120. Light post sensors and new handrail covers were purchased.

Unfinished Business Discussion

- A. **Peerless Plumbing Update**- Peerless Plumbing will be doing the re-lining of the pipes on October 16th and 17th. The entire pool and ramada area will be closed on these days. Peerless Plumbing has agreed to bill VM 6 in 2 payment installments- \$4600 in October and the remaining balance in early 2024.
- B. **Future Kool Deck Repair**- Board members will gather quotes from a complete redo of all Kool Deck. The Kool Deck has not been completely redone since 2017. Bids and different bidding options will be a continued discussion in the October Board Meeting.

New Business Discussion

- A. **Review and discussion of Ramada Rental Agreement-** The Board is still discussing modifying the language under Section 6A or eliminating Section 6A all together and reviewing the entire document.
- B. **Discussion on having a handyman on call/retainer-** The Board discussed having a handman on retainer for emergency and non-emergency issues that have been problematic in the pool and ramada area. There is already a list of VM 6 approved handman options in the 2023 Directory. The Board discussed giving Linda Brown the authority to make the decisions without Board approval when items need to be completed in a timely manner. No decision was made.
- C. **Discussion on the purchase of a new low voltage lighting timer for Pool and Ramada area-** A new low voltage timer is needed around the pool area. Bids will go in front of the Board for approval.
- D. **Discussion for the purchase of replacing Pool area necessities-** Some pool area necessities need being replaced such as pool and spa capacity signs and a new life saving ring. Quotes are currently being collected on these items.
- E. **Discussion regarding the number of people having access to the lockbox at Pool front gate-** Currently there are 4 outside agencies that have access to the ramada gate. These individuals are the Landscaper, the Pool Cleaning Service, Exterminator and City Inspector.
- F. **Discussion on how to maintain continual supplies for the Ramada bathroom area.** The Board discussed putting a line item in the budget for yearly cleaning supply expenses.
- G. **Friday Happy Hours-** Now that the weather is getting nicer, Ramada Happy Hours will be resuming Friday nights at the Ramada at 5:00 pm.