

Final

Villa Monterey 6 Board Meeting Minutes May 14th, 2024

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 6:09 pm. A quorum was determined: Linda Lucas, Kari Holt, Steve Counsell, Jennifer Ramsden, Suzie Cary and Greg Tipton were in attendance and Lori Huckle was in attendance remotely. Eleven residents were in attendance. April meeting minutes were approved.

Board Member / Committee Reports

1. Treasurer Report - \$ 83,504.75
2. Dues Account- \$21,799.47
3. Capital Contribution Account – \$2,806.98
4. Reserves Account- \$57,161.84
5. April Expenses - \$2268.83
6. Secretary report –Jennifer Ramsden reported that the 2024 Directory has been printed and distributed to all residents.
7. Web Content – Our website is always being updated with the most relevant topics and newest version of documents being moved to the front landing page.
8. Real Estate – The market is still quiet but there is one house pending on Medlock.
9. ACC – Steve Counsell reported that 3 new ACC requests have come in and all were approved. The work for these requests is in progress and there is 1 pending request for approval.
10. Facilities –Greg Tipton reported that facilities are doing well with all the supporting committees to help with the Pool, Landscaping and Housekeeping. Community Resident Karen Brosnan is the point of contract for our Pool Maintenance Company and Linda Brown is our point of contract for our Landscaper and Housekeeper. Linda Brown does meet with our Landscaper weekly to discuss the up-and-coming landscaping needs of our Pool and Ramada area. Greg also mentioned that the new system for renting the Ramada is up and running and information on this can be found on our website.

Completed Business

- A. **Completed work on Pool Building:** Board President Linda Lucas reported that work is complete. The scope of work included new doors installed and painted as well as the curved section of the roof by the Spa has been painted. Everything looks great.
- B. **Bank change made:** Board Treasurer Kari Holt reported that all monies have been moved from Wells Fargo to Scottsdale Community Bank. With this move, all VM 6 accounts are now making 4% interest on their balances. Kari reported that Scottsdale Community Bank also offers very personable customer service.

- C. **Pool Maintenance Vendor:** Community Resident Karen Brosnan reported that our new Pool Maintenance Contractor, Tom, is a bit more expensive but is very thorough and detailed oriented. Tom has a lot of experience in commercial pools. He comes every Monday and Thursday to service our pool. He inherited our pool when it was experiencing all the cloudiness and has added sand to the filter to keep it under control.

Ongoing Business:

- A. **Working on Bids for Kool Deck:** Board President Linda Lucas reported that 2 out of 3 bids are in for this job. All bids will be evaluated by the Board with the budget being considered as well with the hope to extend the life of the decking being a priority.
- B. **Police/Safety Fall Meeting:** Board President Linda Lucas reported that having the Police/Safety meeting will be coming in the Fall; most likely September or October. When this meeting happens, it will most likely be an hour before the monthly Board Meeting.

New Business:

- A. **City of Scottsdale- Historic Preservation Committee:** Steve Counsell has met with Jesus from the City of Scottsdale Historical Preservation to discuss clarifications and definitions of existing policies and procedures in hopes to give VM 6 more authority to make decisions without involving the city. Currently, each Villa Monterey is being evaluated by the HPC and honored for their uniqueness.
- B. **Applications for Shared Files for HOA Board documents (future continuity):** Board President Linda Lucas stated that the current Board will be discussing the idea of a shared file system which would hold current Board documents, policies and procedures and would have the ability to offer ease for passing information on to new Board Members.
- C. **City of Scottsdale Bam Communications:** Community Resident Sheilah Edmundson has spoken with a Representative from Bam Broadband and updated the Board on the scope of work that will be happening. Door hangers will be coming to homes soon with Bam's contact information if residents should have any questions.

Next Board Meeting: September 10th, 2024