

Final

Villa Monterey 6 Board Meeting Minutes November 14th, 2023

At 5:30pm, Board President Suzie Cary called the meeting to order. The meeting adjourned at 6:33 pm. A quorum was determined: Suzie Cary, Linda Brown, Lori Huckle, Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Six Residents were in attendance. Minutes from 10/06/2023 Board Meeting were approved.

Board Member / Committee Reports

1. **Treasurer Report** - \$ 6 6 , 8 0 4 . 5 0
2. **Dues Account**- \$6626.80
3. **Capital Contribution Account** – 19,316.12
4. **Reserves Account**- \$32,239.81
5. **September Expenses** - \$1823.00
6. **Secretary report** – Board Secretary suggested putting a reminder in the monthly Newsletter reminding residents to inform her of changes in email addresses.
7. **Web Content** – Our webmaster makes continual website updates. Holiday information is currently listed as well as other helpful information.
8. **Real Estate** – 14 homes have closed in Villa Monterey 6 this year to date. There is another home closing at the end of November and one more by the end of the year.
9. **ACC** – Five requests have been submitted since, four were approved and one was returned.
10. **Facilities** – Report on future acid wash of spa, bids on removing stump in Ramada area.

Unfinished Business

- A. **Peerless Plumbing Update**- Board President verified that Peerless Plumbing will be coming back December 15th to finish the relining of the pipes in the pool area. The pool will be closed that day. The spa will be acid washed and refilled on December 2nd so the spa will be closed on that day.
- B. **Holiday Party Update**- Resident Karen Brosnan reported that RSVPs are coming in for the Holiday Party on December 8th at the Ramada. There will be dessert table and Residents are welcome to bring their favorite dessert to share. If you want to RSVP to bring a dessert, please call or text Linda Brown.
- C. **Spa Cover**- Board Treasurer reported that the new spa cover has been installed. There was a prorated warranty existing and a discount was applied to the cost of the new cover which ended up costing \$405.50. There is a 3 year warranty on the new cover.
- D. **Election Process**- Board President stated that a further discussion on this process and procedure will happen during the December Board Meeting.
- E. **Discussion with HIG (Alan)**- Board Treasurer stated that Alan from HIG will have a 2024 budget prepared for her in December. She has requested new line items be added to cover miscellaneous supplies.
- F. **Painting of the Ramada**- 3 Community Residents will be getting bids. This project will be

happening in the first of the year.

New Business

- A. Dues for 2024- The Board voted and passed a motion to raise yearly HOA dues roughly 3% for 2024. This will increase yearly dues by \$15.
- B. Develop a 2024 Budgeting Timeline- Board Members discussed that the 2024 budget will be developed soon and ready in December.
- C. Section of Ramada wall bordering homeowner's property – Board President will be requesting a bid from Chino the Mason.

Next Board Meeting

Tuesday December 12th