**Final**

**Villa Monterey 6 Board Meeting**

**\*January 13th, 2020 Meeting Minutes\***

The President, Pete Marsden, called the meeting to order at 6:00 pm at the Ramada. Meeting adjourned at 7:30pm.

A quorum was determined: Pete Marsden, Deb Weinstein, Sheilah Edmundson, Linda Brown, Bob Miller and Jim Villota.

Absent: Jim Edmundson

Minutes from 12/16/19 were approved with some minor changes to be sent via email for final approval and posting.

**Board Member / Committee Reports**

**Treasurer:** As of December 31, 2019.

* Business Savings= $26,516.83
* Check book balance = $8,883.77
* Expenses = $3,583.24

**Secretary/Real Estate:** One home closed in December, one still for sale on Bonita.

**Architectural/Design Review Compliance:**

* Four Requests made and all were approved
* Eight yards are being addressed for clean-up
* A Sherwin Williams representative has offered to help with adding approved exterior house paint color pallets to the VM6 website. Pete would like the board to approve the look and feel before it goes live.

**Landscape / Roof Rat:** No new rat activity reported.

**Web Content Committee:** Content committee had not met.

**Unfinished Business**

1. Painting of fencing almost complete, only 3 sections left.

* Final painting scheduled for Saturday 1/18 at 8:30am – Pete, Jim E., Jim V, Harry Levine and Victoria Billings volunteered - **complete**

1. Sewer Line issues - Tabled

* Sheilah to provide draft write-up for review – **Work in progress**
* As several homeowners have experienced issues with sewer lines, a discussion was held regarding the best method to inform homeowners of probable sewer issues and best way to rectify.
* It has been suggested that the Board pull together helpful information (neutral facts and no vendor recommendations) to help raise awareness and encourage homeowners to do their own research

1. Scottsdale Water Rebate - converting Ramada area to desert landscaping. – Deb W, Linda B and Jim volunteered to explore landscaping alternatives. Also explore potentially Inviting a neutral expert (eg. from the City) to discuss topic at the annual meeting – **Tabled to next meeting**
2. Spa Heater replaced - **need to discuss canopy cover – Pete measuring. Won’t need a cover until April/May.**

New Business

1. Annual Meeting
   * Up for re-election – Pete Marsden, Linda Brown, Jim Edmundson, Jim Villota
     1. Who’s running again? **Need to know by January 31st.**
   * Recruitment Committee – **Bob Miller**
   * Schedule date – **3/14, 10am**
   * Food/Refreshment Coordinator **– Did not designate**
   * Ballots – prepare and when to distribute?
   * Speaker – **No speaker this year**
   * Sheilah to develop and distribute Annual Board meeting timeline - **Completed**
2. Revised “Renovator” letter for future transfers. Seeking BOD review and approval. – **Letter approved and will begin including in new homeowner packets.**
3. Verify age of each occupant per lot – Every 2 yrs per – Section 8.6 of CC&Rs. - **Age verification letter to be developed and approved at next board meeting. Will be included in annual meeting packet.**

Section 8.6. To ensure that this Property qualifies as housing for older persons under the Fair Housing Amendments Act of 1988, at least 80 of the Lots must be occupied at all times by one person who is 55 years of age or older. To ensure that this requirement is being met at all times, each Owner must within 10 days after being requested to do so by the Board, provide the Association with an affidavit signed by the Owner certifying that at least one occupant of the Owner's Lot is 55 years of age or older. In addition, if requested to do so by the Board, the Owner must promptly furnish the Association with any other documents and information that may be requested by the Association to verify the accuracy of the affidavits submitted to the Association by the Owner. Moreover, the Association will verify the age of all occupants at least every two years and each Owner agrees that he/she willfully cooperate with the Board to effectuate such verification.

1. Street Lamp Light Bulb Replacement –

* Homeowners are finding that even when the streetlamp light bulb is replaced that the light may still not be working. Deb Weinstein asked what can be done about this. It was determined that the problem is likely with either the light sensor or the lamp post and it is now up to the homeowner to test the contact an electrician to investigate. The HOA used to repair the sensor but is no longer able to cover the cost. The Board will need to remove the replacement of sensors from the rules and regulations to reflect the change in policy.

1. Resident on Chaparral Ave has requested to have HOA Board start dialog w City of Scottsdale regarding excessive speeds.
   * Linda Brown called the Scottsdale PD to find out what can or is being done about excessive speeds on Chaparral Ave. The Scottsdale PD’s response was that while they acknowledge there is an issue, they do not have the resources to monitor the speeds. They also did not think a round-about is a good idea as drivers actually increase their speed in order to make the light at the end of the street, which causes bigger problems.
   * They did say what a homeowner can do is go to Scottsdale City Council meetings and get your concerns on the Agenda.