

At 6pm, the President, Pete Marsden, called the meeting to order. Meeting adjourned at 8:00pm.  
A quorum was determined: Pete Marsden, Linda Brown, James Edmundson, Sheilah Edmundson, Sally Settle, Suzie Cary and Chip Schneider. Minutes from 11/09/21 meeting were approved with revision to add holiday budget dollar amount.

## Board Member / Committee Reports – (Committee Reports)

**Treasurer Report (Jim Edmundson):** As of November 30, 2021

- Business Savings= \$12,524.38
- Check book balance = \$2,886.00
- Pool Reserve=\$17,977.29
- November Expenses = \$2,761.32 (over budget due to pool repairs and landscape)

**Secretary/Real Estate (Sheilah Edmundson):** One closed, one under contract, one for sale

**Architectural/Design Review Compliance (Linda Brown):** One application resubmitted and approved for landscaping (shrubs)

**Landscape / Roof Rat (Pete Marsden):** replaced two sprinkler heads, trimmed back rosemary hedge. No roof rat activity reported.

**Web Content Committee (Pete Marsden/Sheilah Edmundson) –** Nothing new to report

**Pool and Trash Committee (Chip Schneider) –**Will get group back together to clean pool after the first of the year. Trash committee has enough volunteers for now

**Lamppost report (Chip Schneider) –** 2<sup>nd</sup> repair request letters have been sent to homeowners regarding lamppost repair

## Unfinished Business

- A. Pool / Ramada - Phase 2 & 3 - Tabled until 2022
- B. Revised Rules & Regulations – Revisions approved at 11/2 Executive Session
  - Will be sent out to all homeowners via dues letters, email and website
- C. List of community service providers – send out with dues letter and email.
- D. Leaking Irrigation system by pool entrances – 2 Sprinklers repaired, rosemary hedge trimmed back
- E. Street Light discussion- 5 letters sent 10/5/ - Follow up letters sent 10/31.
  - 2 homes resolved, 3 homes on Medlock remaining – Follow up letters to be sent
- F. Holiday Party – approved increased budget \$90 due to increase in RSVPs
- G. Reserve Funds Study – Approx. \$1,400 - Advanced Reserve Solutions, Inc.- Gilbert, AZ. Suggested we conduct before June 2022 for 2023 budget planning
- H. Leaking water supply pipe by jacuzzi –Landscaper repaired same day \$25
- I. Replacement of plants – Board approved \$120 to replace 4 plants in front landscape.
  - Linda Brown to coordinate replacement by end of January.

## New Business

- A. Discuss 2022 Budget executive session. – Board reviewed budget and will be voted on at January 2022 Board meeting
- B. Discuss plans to print and distribute 2022 HOA Dues letters - Pete will print and put in envelopes. Split distribution among other board members for the week of 12/27. Include revised R&R and contractor letter.

**Villa Monterey 6 Board Meeting**  
**\*December 14, 2021 Minutes\***

- C. Discuss Ballots for 2022 Annual Board Election –
  - We will have 5 open positions: Jim Edmundson and Sally Settle will not be running. Pete, Linda and Suzie are up for reelection. Chip and Sheilah have one more year.
  - Pat Eichinger volunteered to be interim director until March elections – Board voted and approved effective January 1<sup>st</sup>.
  - Elections committee has not been formed.
- D. Termite issue in Ladies Restroom – Board hired Green Machine to treat Ramada and bathrooms. Will be treated on December 28th.
- E. Peerless Water Pipe Inspection – Concrete in file room and pool pump room exterior wall are showing signs of water. Linda Brown will contact Peerless Plumbing to inspect for potential leaks.
- F. Finalize carport screen options and post on website – The Board reviewed screen examples and will approve at January meeting.
- G. \$25 Gift card for service providers – Approved for 3 of our service vendors: Pool bathroom cleaning, Pool maintenance and landscape maintenance.