**Final**

**Villa Monterey 6 Board Meeting**

 **\*December 16th, 2019 Meeting Minutes\***

The President, Pete Marsden, called the meeting to order at 6:00 pm at the Ramada. Meeting adjourned at 8:00pm.

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

Absent: Jim Villota

Minutes from 11/11/19 were approved with some minor changes to be sent via email for final approval and posting.

**Board Member / Committee Reports**

**Treasurer:** November expenses over budget by $897 primarily due to landscaping winter seeding. Total income is up $1,602.21 due to transfer fees from home sales.

**Secretary:** One home closed and one home for sale. Board reviewed and approved home sale on Medlock.

**Architectural/Design Review Compliance:**

* Artificial grass in front yard – under review
* Solar panel – approved

**Landscape / Roof Rat:** One homeowner is experiencing rat activity inside their home and has requested advice from Deb on how to mitigate. Otherwise, no new rat activity reported, and no new bait stations needed.

**Web Content Committee:** Content committee had not met. **Tabled until next meeting**

**Unfinished Business**

1. Painting of fencing almost complete, only 3 sections left.
* Let’s get some days on the calendar. Dec 21, 28 or January 4th. 4 people can get this done in 3 hours or less.
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. Concerns of a property being rented out – Medlock Ave.
* Was told it was a “house-sitter”. Will address via another letter outlining CC&Rs regarding this situation.
* **Resolved** – Letter was sent, and homeowner responded with satisfactory explanation.

New Business

1. Plan for replacement / repair of spa heater and canopy cover. 1st qtr of 2020. (approx. $5,000)
* Noticeable leakage – **Spa heater will be replaced. Looking for a canopy cover.**
1. Revised “Renovator” letter for future transfers. Seeking BOD review and approval.
* The Board reviewed the draft renovator letter and decided to revise by focusing on construction guidelines. Sheilah to work with Linda on revising.
1. Solar panel installation on Pasadena Ave – Request Approved.
	* When the ACC asked Steve Venker, the City of Scottsdale’s Historic Preservation Officer, he stated the process for requesting solar panel installation is that the homeowner or the contractor will need to obtain approval from the HOA and the Historic Preservation Office before they can obtain a building permit. In addition, **the HOA or City cannot/will not deny** the installation of solar panels as the city encourages it as part of sustainable development. The city will request however, that the electrical panel, meter and shut-off switch be located in the carport rather than in front of the townhouse. So, as the application proceeds the city will be contacting SRP to achieve that location.
2. 2020 Budget Approval – Discussions were tabled until Wednesday, December 18th.
3. 2020 Dues - Need to distribute by 12/31/19
* Pete prepared invoices for distribution. Board members will hand deliver to each homeowner.
* Also include form letter regarding Section 8.6 – verify age of each occupant per lot. – Pete to write and distribute letter to the Board for approval before sending along with the HOA dues.

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.