**Date: 2/9/21 @ 6:00 pm – Location: Zoom - Link to recording:** [**https://villamonterey6.com/board-meetings**](https://villamonterey6.com/board-meetings)

**FINAL**

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

A quorum was determined: Pete Marsden, Deb Weinstein, James Edmundson, Sheilah Edmundson, Bob Miller, Linda Brown. Minutes from 1/12/21 meeting were approved.

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

**Treasurer Report (Jim Edmundson):** As of January 31st, 2021

* Business Savings= $28,367.62
* Check book balance = $5,833.05
* Pool Reserve=$20,558.68
* December Expenses = $6,015.91 (over budget due to landscape renovations)

**Secretary/Real Estate (Sheilah Edmundson):** as of 2/09, 1 home under contract, 2 on the market.

**Architectural/Design Review Compliance (Linda Brown):**

* 5 ACC requests: 2 painting requests approved. 3 in review (2 doors and awning)

**Landscape / Roof Rat (Deb Weinstein):**

* Landscape: Water rebate approved. HOA will receive $2,813 as credit and deducted from the bill
* Roof Rat: Some activity reported

**Web Content Committee (Pete Marsden/Sheilah Edmundson)**

* Removed holiday photos and 2018 minutes

**Unfinished Business**

* Light Post Painting Project – Coming along well.
* Pool/Ramada – Bid submitted for Phase 2&3.
  + The board reviewed the landscaper’s estimate to complete 1b. Before the project can move forward, it was decided to have Linda Brown provide a ‘punch list’ of remaining items to complete this phase of the project. The punch list and budget will be reviewed at the March meeting for approval.

**New Business**

* Discussion to include spreadsheet of directory to new homeowners and to include in yearly voting packet.
  + Directory to be included in annual meeting packet.
* 2021 new Board Candidates – Chip Schneider will be running for a position on the 2021 Board.
* Discuss 2021 Annual Meeting
  + Annual Meeting will be held using Zoom.
  + Letters/ Ballot / Printing – packet to be printed by February 20thand distributed by February 28th.
* Discussion on whether to make exceptions to HOPA ruling [CC&R section 8.6] by allowing under 55 as primary resident:
  + The Board discussed what our response should be to potential buyers when they ask if the Board would make an exception to the CC&R age restriction guidelines. It was decided that we would strictly follow the CC&R rules stating that at least one person occupying the home must be a full time resident over the age of 55.
* New signage at pool – Linda B and Sally S are looking into cost, materials and what signage is required according to City of Scottsdale requirements.
* Paint palette – Paint palette will be posted on the website under the ACC section.