

Final

Villa Monterey 6 Board
Meeting Minutes
Tuesday September 9th,
2025

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 6:26 pm. A quorum was determined: Linda Lucas, Kari Holt, Jim Richards, Lori Huckle, Steve Counsell and Jennifer Ramsden were in attendance. Ten residents were in attendance. May meeting minutes were approved.

Board Member / Committee Reports

1. Treasurer Report - \$80,937.23
2. Dues Account- \$9982.29
3. Capital Contribution Account – \$2329.58
4. Reserves Account- \$66,865.63
5. April Expenses - \$2,223.83
6. Secretary report –Jennifer Ramsden reported that the summer has been quiet for her other than sending out information regarding the Putt-Putt Drive.
7. Web Content –Lori Huckle reported that she will be updating our website the fall. She continues to upload Monthly Financials, Board Agendas and Meeting Minutes.
8. Real Estate – Lori Huckle reported that VM 6 Real has been slow this summer. There are 2 homes currently on the market with one of them is in pending status.
9. ACC – Steve Counsell reported things have been slow as well this summer. Six ACC requests came in and a few courtesy letters have gone out.
10. Facilities –Jim Richards reported that all is well with Facilities. He and his team of volunteers kept the pool and ramada area in great shape over the summer.
11. Community Networking/ Report- Board President Linda Lucas reported, in Rosalyn Reasor's absence, that the September Newsletter would go out to the Community shortly after the September Board Meeting.

Continuing Business

- A. COS Trash Collection/ Resident Input - Board Member / Committee: The COS is asking for VM 6 community feedback as to their new sanitation rules. The Board will be putting out a survey soon regarding the size of recycling bins we want.
- B. Pool Cover - Board Member / Committee: The Board discussed replacing the pool cover this fall. The Board voted and approved the purchase. The new pool cover will help with retaining the temperature of the pool water as well as water evaporation. The new cover will also protect the heating pool element.
- C. 78th Street Median- Board Member / Committee: The COS has taken over the maintenance of the 78th Street Median as of this summer. Irrigation fixed, grass regrowing. Certain trees have demonstrated signs of recovery.
- D. Putt-Putt Committee Update- Board Member / Committee: Our Community raised \$6705 which paid for the greens and equipment. New lights will be installed soon which will extend course hours. The remaining funds will be raised through a community garage sale. The date of the sale will be November 15th. More details will follow. There will also be “Inaugural Grand Opening” of the Putt-Putt Course on November 8th. Light refreshments provided. More details to follow in October.

New Business

- A. Holiday Party - Board Member / Committee: The date of our 2025 Holiday Party will be Saturday December 6th. The exact time of this event and resident and guest pricing will come soon. The HOA does reserve a budget for this event from our HOA funds to offset residents pricing.
- B. Yard Maintenance – Board Member / Committee: The board has received feedback about the maintenance and upkeep of certain community yards. The ACC will address this concern individually.

Next Board Meeting: Tuesday October 14th, 2025