**Date: 3/9/21 @ 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 8:30pm.

A quorum was determined: Pete Marsden, Deb Weinstein, James Edmundson, Sheilah Edmundson, Bob Miller, Linda Brown. Minutes from 2/09/21 meeting were approved.

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

**Treasurer Report (Jim Edmundson):** As of February 28th, 2021

* Business Savings= $32,398.98
* Check book balance = $7,271.58
* Pool Reserve=$20,558.84
* February Expenses = $1,942.04 (under budget)

**Secretary/Real Estate (Sheilah Edmundson):** as of 3/09, 1 home under contract, 1 on the market.

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

* 4 approvals: 2 painting request, 1 screen door and 1 carport painting
* 4 pending: Home owner deciding whether to take to the City of Scottsdale for approval
* 1 block wall extension of side yard

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

* Roof Rat: some activity, 2 new stations placed.

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

**Unfinished Business**

* Light Post Painting Project – Follow Up Inspections?
  + Most homeowners who were sent letters have addressed their light post issues. Given the good response, the Board agreed to review the status during the April Board Meeting.
* Pool / Ramada - Status of Phase 1b bid / Review / Approve
  + The Board approved moving forward with Armando completing phase 1b of the landscape renovation. Phased 2&3 have been tabled.
* Annual Dues Update – as of 2/28, there were 7 homes with outstanding dues on the accountant’s aging report. The HOA has contacted each and are either sending letters or have made arrangements to settle with the homeowner.

**New Business**

* Discuss 2021 Annual Meeting – finalized details for March 13th annual meeting.
* New signage at pool –Sally Settle will provide a report on required signage and cost at April Board meeting.
* Paint palette – Paint palette will be posted on the website under the ACC section.
* Paint palette – Web site link – Tabled.
* Homeowner Is requesting HOA approval to add a block to a party wall at the Ramada Common Area
  + HOA board approved request in Executive session.
* Request formation of Pool volunteer committee to arrange a “Pool Day” –
  + A request for residents to form a committee will be made during Annual meeting.
* Ramada area tree trimming
  + Linda and Deb received bids from 3 tree trimming companies. Based on cost and expertise, The Palm Tree Trimming Company was chosen to trim the large trees near the Ramada.
* Rat Patrol Discussion
  + Given the steep decline in rat activity throughout the neighborhood, it was decided that the Rat Patrol can be disbanded and left to the homeowners to mitigate on their own. The HOA will provide traps through a ‘check out’ system and bait will be provided until it runs out. Deb will write a communication to be sent to residents.