

Final

Villa Monterey 6 Board Meeting Minutes Tuesday October 14, 2025

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 6:32 pm. A quorum was determined: Linda Lucas, Jim Richards, Steve Counsell and Jennifer Ramsden were in attendance. Lori Huckle connected remotely. Nine residents were in attendance. September meeting minutes were approved.

Board Member / Committee Reports

1. Treasurer Report - \$75,020.75
2. Dues Account- \$6561.58
3. Capital Contribution Account – \$2332.92
4. Reserves Account- \$64,867.73
5. September Expenses - \$2,223.83
6. Secretary report –Jennifer Ramsden reported that the things have been quiet except for a couple of email inquiries from residents.
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 currently has four homes on the market. Two will be closing this month and one has an active offer.
9. ACC – Steve Counsell reported that 3 ACC requests came in and approved for painting and roof shingle replacement. Two courtesy letters have recently gone out.
10. Facilities –Jim Richards reported that all is well with Facilities. The pool light works, and he is reviving the plants around the pool.
11. Community Networking/ Report- Board President Linda Lucas reported, in Rosalyn Reasor's absence, the Newsletter will now come out to the Community after the monthly Board Meeting and will include more up to date meeting content.

Continuing Business

- A. Pool Cover- Installation Oct 27, pool will be closed for the daytime until complete- Board Member/ Committee**- The new pool cover will be installed on Monday October 27th. The pool will be closed until installation is complete and assessed for safety.
- B. Putt-Putt Update- Board Member / Committee**
- **Grand Opening Tournament- Saturday November 8th** – A ribbon cutting ceremony for the “Monte” Putt-Putt course will be held on November 8th. The Founding Putters Plaque will be presented. Drinks and snacks will be available.
 - **Treasures Sale - Saturday, Nov 15t. - Volunteers needed**- The Community Treasure sale will be on Saturday November 15th. All proceeds from the sale will go to fund the cost of materials and installation for the lighting of the “Monte.” Setup is Friday, November 14th, 9 am–12 pm; sale is Saturday, November 15th, 8 am–3 pm. Volunteers needed for setup, sales, and cleanup.
- C. Holiday Party - Saturday, Dec 6. - Board Member / Committee** – Our annual Holiday Party will be on Saturday December 6th. Invitations are being generated and will go out to Resident mailboxes in November. The menu will be the same as last year. Resident pricing for the meal remains at \$13. If a Resident brings a “plus one” guest, the cost for the guest will be \$25.
- D. Yard Maintenance- Board Member / Committee**
- **All complaints must be submitted using the complaint form and placed in the mailbox for the President** – Residents should complete the VM 6 Complaint Form (available on the VM 6 Website) and drop it in the VM 6 mailbox to have issues addressed. ***Please address the form to Board President Linda Lucas.***
 - **Palm Tree Trimming is being worked on by Steve Counsell and the ACC committee**- Board ACC Chair Steve Counsell has put together a Palm Tree document that will be uploaded to the website.

New Business

- A. Newsletter Changes -Board Member / Committee** – The Monthly Newsletter will now have a Community Corner. See October’s Newsletter for submission instructions if there is something you would like to submit to be included in the Newsletter.
- B. Nominating Committee - need committee members. - Board Member / Committee**
- **Expiring terms: Linda Lucas, Lori Huckle, Jennifer Ramsden, and Steve Counsell** – 4 current Board Members terms will be expiring in March of 2026. Seeking volunteers for the 2026/2027 HOA Board. Karen Brosnan, Peter Marsden, and Suzie Cary will represent the Nomination Committee. Please consider volunteering for the VM 6 HOA Board.

Next Board Meeting: Tuesday November 11th, 2025