

Final

Villa Monterey 6 Board
Meeting Minutes
Tuesday December 10th
2024

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 6:05 pm. A quorum was determined: Linda Lucas, Steve Counsell, Lori Huckle, Jennifer Ramsden, and Greg Tipton were in attendance Ten residents were in attendance. November meeting minutes were approved.

Board Member / Committee Reports

1. Treasurer Report - \$ 6 1 , 4 1 7 . 8 6
2. Dues Account- \$3,534.49
3. Capital Contribution Account – \$7,073.27
4. Reserves Account- \$48,740.45
5. April Expenses - \$2,208.83
6. Secretary report –No new news to report.
7. Web Content –Lori Huckle continues to keep our website up to date monthly including monthly Board Agendas, Newsletters and Financials.
8. Real Estate – Lori Huckle reported that VM 6 Real Estate is still very quiet with no homes currently on the market.
9. ACC – Steve Counsell reported 4 ACC change requests were submitted with 3 being approved and the fourth will need to be approved by the COS.
10. Facilities –Greg Tipton reported that our cleaning supply closet has just been fully restocked with supplies for Housekeeping and 2 new propane tanks have been purchased for the Ramada area.
11. Community Liaison Report-Linda Lucas, in Suzie Cary's absence reported that the Newsletter is Suzie's still focus as well as supporting our Board President and the ACC when needed. She is open to ideas for future Newsletters from residents.

Ongoing Business

- A. January Safety Meeting- Board Member / Committee: No exact date has been set for this meeting but will be on a Saturday morning in at the Ramada. Details to follow.

- B. Christmas Party Reminder- Board Member / Committee : We had 64 people RSVP for our Holiday Party. The Friday Happy Hour Group has volunteered to do the party table set up the night before the party.

- C. Christmas Decorations- Board Member / Committee: The Holiday Decorating Committee did an excellent job decorating our front gate and Ramada for the holidays. The “Paint the Wave” party was a success and the wave walls surrounding the pool and jacuzzi look great.

New Business:

- A. 2025 HOA Dues / Fiscal Budget – Board Member / Committee: Our 2025 budget came in from our CPA on December 10th, 2024. Everything looks good and no major purchases or repairs are forecasted, possibly a new pool cover. Yearly dues will be going up in 2025 from \$510 to \$525. Dues notices will be delivered to homes in the next couple weeks.
- B. HOA Board Members Elections – Board Member / Committee : An Election Committee will be formed in January along with election item timelines.

Next Board Meeting: Tuesday January 14th, 2025