

Final

Villa Monterey 6 Board
Meeting Minutes
Tuesday September 10th
2024

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 5:30 pm. A quorum was determined: Linda Lucas, Kari Holt, Steve Counsell, Jennifer Ramsden, Suzie Cary, and Greg Tipton were in attendance and Lori Huckle was in attendance remotely. Eight residents were in attendance. May meeting minutes were approved.

Board Member / Committee Reports

1. Treasurer Report - \$ 68,893.28
2. Dues Account- \$11,811.21
3. Capital Contribution Account – \$5,648.70
4. Reserves Account- \$51,191.71
5. April Expenses - \$2368.83
6. Secretary report –Jennifer Ramsden reported that she sent out quite a lot of neighborhood email blasts regarding pool maintenance, Bam Communications and other neighborhood directives from the Board. Residents reach out to her with questions frequently.
7. Web Content –Lori Huckle reported that our website is always being updated with the most relevant topics and newest version of documents being moved to the front landing page including monthly financials and monthly Newsletters.
8. Real Estate – Lori Huckle reported that there have had 4 homes sales this year and currently no homes are on the market.
9. ACC – Steve Counsell reported that since April there have been 8 change requests come in (14 prior to April). Two of the requests had to go in front of the COS Historical Committee for approval. One request has already been approved by the COS and the other request is pending . All other requests were approved directly by our ACC. The ACC has also sent out courtesy letters to homeowners over the summer as a reminder to our Board Rules and Regulations for front yard maintenance.
10. Facilities –Greg Tipton reported that our facilities are doing well with all the supporting committees to help with the Pool, Landscaping and Housekeeping. The Kool Deck repair is now complete and came with a 2-year warranty. The Vendor that refurbished the Kook Deck will be called to come out around the 2-year mark to make sure things are in good shape prior to the warranty expiring. A new motor for the spa was purchased. The facilities committee walks the area to make sure things look how they should, and the grounds are being adequately watered. The semi-annual Pool and Ramada clean-up began on Saturday September 7th. We will start using the pool and spa covers in October until May.
11. Community Liaison Report-Suzie Cary reported that she is open to input from the Board and Residents for the monthly Newsletter. She is also assisting with the ACC and assisting our Board President Linda Lucas with various duties.

Completed Business

- A. **Kool Deck:** The repair of the Kool Deck is now complete. Some areas of the decking required more in-depth repair than others. New maintenance ideas have been formed to try and get the most life out of the repairs. The Vendor has issued a 2-year warranty on the repairs and will be back out towards the end of the 2-year period to evaluate how the deck has held up.

Ongoing Business:

- A. **Public safety with Scottsdale Police:** Board President Linda Lucas and Community Liaison Suzie Cary will be putting together a meeting with Scottsdale Police on a Saturday morning at the end of October or early November for interested residents to learn about public and community safety.
- B. **Pool Maintenance Vendor:** A new pool service was hired under contract over the summer. 3 bids were obtained and compared, and the Board hired Corson's Pool Service to be our new weekly provider of pool service. The change in vendor will save the community money monthly while still providing quality commercial pool service.
- C. **Shared Files Program:** This is still work in progress. The goal of this program is to have an online storage of Board documents for the current Board to access as well as new and future Board members as our Board typically changes members every March. This will make for an easier transition each year.
- D. **Bam Communications:** The sidewalk repair is complete but Bam is not done with the project in our neighborhood. Some of the initial work done by Bam was done incorrectly so they will be back to correct the issues. Bam's new completion date is in November.

New Business:

- A. **Update Rules and Regulations:** Board President Linda Lucas is hoping to have this complete in October. The current Rules and Regulations will be gone through to expand and clarify the current language.
- B. **Holiday Party- Saturday December 14th, 2024:** This year the annual Holiday Party will be held on Saturday December 14th. It will be held earlier in the day than last year. An exact time will be determined soon. We will be using the same food vendor as last year. There will be raffles and a shared dessert table like last year. Invites will be coming out soon.

Next Board Meeting: Tuesday October 8th, 2024