

Final

Villa Monterey 6 Board Meeting Minutes December 12th, 2023

At 5:30pm, Board President Suzie Cary called the meeting to order. The meeting adjourned at 6:39 pm. A quorum was determined: Suzie Cary, Linda Brown, Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Seven Residents were in attendance. Minutes from 11/14/2023 Board Meeting were approved.

Board Member / Committee Reports

1. **Treasurer Report** - \$ 64,315.34
2. **Dues Account**- \$4,913.21
3. **Capital Contribution Account** – 21,603.67
4. **Reserves Account**- \$32,243.79
5. **November Expenses** - \$2,105.33
6. **Secretary report** – Board Secretary reported that all new resident information has been updated in our HOA Directory
7. **Web Content** – Our webmaster makes continual website updates. The website is a great resource of information regarding our community.
8. **Real Estate** – 16 homes have closed in Villa Monterey 6 this year to date. There are currently no homes on the market in Villa Monterey 6.
9. **ACC** – Three new requests have come in. One request has been completed and two are not started yet.
10. **Facilities** – Landscaper adjusted the watering schedule to reflect the winter needs for all plants and trees in the pool and ramada area. Moxie Pest Control did their monthly treatment on 12/6. The spa was acid washed on 12/2 and is looking great. The Termite Company will be coming on 12/14 to perform their annual inspection.

Unfinished Business

- A. Painting of the ramada - (Board)- A Sherwin Williams Rep organized 4 quotes from painting contractors all involving the same scope of work which is repair of the north wall, painting of the Community Area and potential new doors in the Community Area. The bids are expected to come in within a couple of weeks. Two independent quotes were also obtained by other Board Members. All bids will be reviewed by the Board before any final decision is made.
- B. Election timeline - (Board President)- A rough draft has been created and community members Karen Brosnan and Bob Miller will be orchestrating the dates for each process.
- C. Discussion with HIG (Alan) – (Board Treasurer)- Board Treasurer confirmed that this has been discussed and proposed to the Board already.
- D. Peerless 12/14- (Board President)- Board President confirmed that Peerless Plumbing will be returning on 12/14 to complete the lining of the pipes in the Community Area. The pool and spa area will be closed that day.

- E. Budget Timeline- (Board President)- The 2024 budget was sent to and approved by the Board. Prioritizing purchasing and repairs is the goal and adhering to the Reserve Study will be enforced to support Reserve Study results.
- F. Repairing section of ramada bordering homeowner's property – (President)- The Board discussed and approved the process to repair the part of the common wall in the Ramada Area that has pulled away from the support post. Three bids have been obtained and the homeowners that are affected by this common area issue will be contacted prior to any work done.
- G. Safety in the HOA – Formation of task force- (Board President)- New Neighborhood Watch signs will be ordered through the City of Scottsdale to replace existing faded signs. More Residents have purchased and installed new security cameras. The formation of a task force to partner with the City of Scottsdale will be a topic for discussion during the Annual Meeting in March.
- H. Stump removal- (Board Vice President)- Board Vice President has collected three bids that she presented to the Board explaining the different pricing structure of the bids and how they affect pricing. The Board approved the job to be awarded to Sun State Tree Trimming.

New Business

- A. Turf Percentage Change – The Board ACC Director suggested new guidelines for the installation of artificial turf. These new guidelines, increasing percentage of artificial turf visible to the street from the current 10%-30% to 25%-75%, will be adhered to by the City of Scottsdale Historical Preservation Commission. The new guidelines will be uploaded onto our website under “ACC”.
- B. Homeowner's checks need to be made out to Colony Monterey- (Board Treasurer)- Due to new banking policies, all 2024 HOA dues checks need to be made out to **Colony Monterey**.

Next Board Meeting: January 9th, 2024