

## 57th Annual Meeting Minutes March 8th, 2025

President, Linda Lucas, brought the meeting to order at 10:00 am. Meeting adjourned at 11:30 am. All current Board members were present, quorum was established. There were 41 residents in attendance.

The March 9th, 2024, minutes and 2025 budget were approved.

### **Board Meeting Opening Comments**

Board President, Linda Lucas opened the meeting with thanking all residents for attending. There was a moment of silence honoring those who had passed in 24/25; Ed Avis and Harvey Rister.

Linda then addressed the Villa Monterey Community:

- She thanked all current Board members for their service this last year.
- She asked for all those who had served in previous years to stand up and gave thanks to all.
- She thanked all new Board members for volunteering to serve on the 25/26 Board.
- She welcomed all the new residents in the past year to our community. These residents are Bev Avis ( Pasadena ), Lauren Kelly ( Medlock ), Jeff Eisenberg and Doe Jacobs ( 78<sup>th</sup> Street ) and Carlos Ozua ( Medlock ).
- She recognized all the residents not on the Board but who assist current Board members and assist with various committees to keep our community running and keeping it as lovely and beautiful as it is.
- She recognized past Board President Karen Brosnan for all her time and commitment to our community by coordinating volunteers and asked her to speak and honor all those that have volunteered and gave of their time on special committees that make our yearly events so lovely.
- She recognized various committees and the Board Election Ballot Team and Resident Harry Levey spoke on behalf of the team giving elections results including the overwhelming “yes” vote on HB2298 which will allow us to continue to maintain control of our community streets.

### **Board Committee Reports:**

**Treasurer** - Kari Holt presented a Treasurer report recap for 2024. She itemized current account balances including combined balances, the Capital Contribution Account and Reserves Account. She itemized all extraordinary expenses incurred in 2024 by month and the costs involved. She mentioned how costs are factored into the Board Budget Reserve Study and major repairs over \$1000 impact the Study. Kari went new bank shopping in 2024 to try and increase our Annual Interest Earned. Our fund is now at Scottsdale Community Bank and from April – December of 2024, the fund had already earned \$1,491.77 in interest. She stated that we have started the year 2025 off with no extraordinary expenses.

**Website** - Lori Huckle reported that the goal is to continue to drive people to our website which is [www.villamonterey6.com](http://www.villamonterey6.com) for information regarding our HOA and Community. You can find neighborhood updates, Board Meeting Agendas and Minutes, monthly financials, ACC information, Newsletters and more. There may be a new feature added this year implementing a secure resident portal for the viewing of more sensitive information such as financials that do not need to be shared with non-residents.

**Real Estate**- Lori Huckle reported there were 4 homes that closed in VM 6 in 2024. She commented that this was a normal amount for real estate transfers in a calendar year. The average home sale price has been \$492,500. \$5680 was collected in transaction fees in 2024. Our Real Estate Disclosure Fees increased to \$400 per property sale and our Transfer Fee was increased to \$1020.00.

**ACC** – Steve Counsell reported his first year as serving on the Board went quick and was pleasurable. He commented that our community is respectful towards the City of Scottsdale and the Historic Preservation Rules. There were 36 change forms submitted this past year to the ACC and all but 3 were approved directly

by our ACC while 3 had to go in front of the COS Historical Preservation for approval.

**Secretary** – Jennifer Ramsden gave a summary of her second year as serving as Villa Monterey Board Secretary from preparing monthly Board Agendas and Board Minutes documents to sending out community email blasts when needed. She described her position as being the communications liaison for our community for everything from a lost cat, a Bobcat sighting to the pool and or spa being temporarily closed.

**Facilities**- Grep Tipton reported his first year of serving on the Board as a pleasurable experience. He gave a shout out to all of helpers throughout this past year who helped make it all come together. Those community members included Linda Brown, Bob Miller, Rosalyn Reasor, Pete Marsden, Edd Brady and Karen Brosnan. They have all contributed to make our common area facilities run smoothly.

**Community Liaison/ Newsletter** – Suzie Cary reported her various duties and service as the ACC Committee, Community Liaison and Author of the monthly Newsletter. Not only did Suzie attend all monthly HOA meetings, but she also assisted the ACC Chair on compliance/enforcement of all ACC related matters. She shared her vast knowledge and data on topics relevant to homeowners from Ramada related expenditures to interpretation and explanation of our CC'Rs, R&Rs and By-Laws. Her monthly Newsletters served as a direct communication channel between the VM 6 HOA Board and Residents providing updates, announcements, and important information regarding our community.

## **2025/26 Board Election**

Below is the new 2025/26 Officers and Directors:

**President** – Linda Lucas

**Vice President/ACC**– Steve Counsell

**Treasurer / Social Committee** - Kari Holt

**Secretary** – Jennifer Ramsden

**Director/ Newsletters**– Rosalyn Reasor

**Director/ Real Estate Transfer Coordinator- Website – Social Committee**- Lori Huckle

**Director/ / Facilities Management Chair (Pool and Ramada Committee)** – Jim Richards

The following Board Members are no longer on the board. A very gracious and heartfelt thank you was given to both exiting members for their dedication and service to the Board by Boad President Linda Lucas.

- Suzie Cary
- Grep Tipton

**Next Board Meeting: Tuesday April Tuesday April 8<sup>th</sup>- 5:30 pm- Ramada**