

Final

Villa Monterey 6 Board
Meeting Minutes
Tuesday February 10th
2026

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 5:51 pm. A quorum was determined: Linda Lucas, Lori Huckle, Jim Richards, Rosalyn Reasor, Kari Holt, Jennifer Ramsden, and Steve Counsell were in attendance. Ten residents were in attendance. January meeting minutes were approved.

Board Member / Committee Reports

1. **Treasurer Report** - \$102,765.39
2. **Dues Account**- \$34,170.55
3. **Capital Contribution Account** – \$2,480.00
4. **Reserves Account**- \$64,178.42
5. **December Expenses** - \$2,248.25
6. **Secretary report** –Jennifer Ramsden had nothing new to report other than the standard community email blasts that she has sent out.
7. **Web Content** –Lori Huckle reported that she is currently catching up on the monthly uploads to the website. She is open to community suggestions for website postings.
8. **Real Estate** –Lori Huckle reported that VM 6 currently has four homes on the market.
9. **ACC** – Steve Counsell reported that four requests came in for the month of January for exterior painting and a new front door. One courtesy letter was sent out.
10. **Facilities** –Jim Richards reported all is good with Facilities. The spa is scheduled to be acid washed soon and the cost for this process will be \$750.
11. **Community Networking/ Report**- Rosalyn Reasor reported her continual communication with Bam Communications. Bam has assigned a VM6 Amabassador (Angel) to address any issues residents may still have from the Bam installation process. This information will also be contained in the February Newsletter.

Completed Business

- A. Spa Cover -Board Member / Committee – The new spa cover has been installed for \$850.

- B. Renovators Guidelines to ACC Committee - Board Member / Committee- This agenda item is now under advisement of the ACC Committee to add new language to address property concerns during the construction process.

Continuing Business

- A. Meet and greet Nominating Committee Members after February Board Meeting - Candidates / Committee – Following the February Board Meeting, new Board Candidates introduced themselves and talked about their desires to help support our community by volunteering for the Board. Retiring Board Members were recognized for their service.

- B. Spring Fling – Saturday March 14th at 3:00 pm at the Ramada - Board Member / Committee – There will be a Spring Fling gathering at the Ramada the afternoon of Saturday March 14th. This is the same day as the VM 6 Annual Meeting. The Spring Fling will be a potluck with a BYOB. Golf and Bingo will offered.

New Business

- A. Prepping for the Annual Meeting on Saturday March 14th at 10:00 am – Board Member / Committee – The planning for the Annual Meeting is in progress. Ballot Packets will be delivered to resident mailboxes at the end of February. Candidate Bios will be part of the Ballot Packets. The Ballot due date will be in the packet as well as the address of the home in VM 6 where the Ballot return box will be placed. No age verification documentation will be needed during this year’s election process.

NEXT BOARD MEETING: ANNUAL MEETING, SATURDAY MARCH 14TH, 2026 RAMADA