

Final

Villa Monterey 6 Board Meeting Minutes

***April 11th, 2023 ***

At 5:30pm, Board President, Suzie Cary, called the meeting to order. The meeting adjourned at 7:03pm. A quorum was determined: Suzie Cary, Lori Huckle, Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Minutes from 3/07/23 Board Meeting and Annual Meeting were approved.

Board Member / Committee Reports –

- **Treasurer Report:** Nothing new to report.
- Checkbook balance = \$3938.76
Business Savings/Operating = \$24,885.12
Pool Reserve = \$39,081.13
February expenses = \$1783.00
- **Secretary report** – First month of Secretary change from Sheilah Edmundson to Jennifer Ramsden
- **Web Content** – Webmaster has changed formatting a bit moving more relevant as well as highly sought items to the main landing page.
- **Real Estate** – There are 7 active properties: 1 pending closing, and 3 sold (closed) total this year..
- **ACC** – Four requests were submitted for property changes and all were approved. Changes involved front exterior changes.
- **Facilities** – See Peerless Plumbing Update Below under Unfinished Business

New Business

- A. Capital Improvement Fees- The Board wants to discuss an increase in the dollar amount of Real Estate Transfer Fees as well as Real Estate Disclosure Fees to keep Villa Monterey fiscally stable moving forward.
- B. Weed Control- new verbiage will be put in the Villa Monterey Six Rules and Regulations to reflect new policy for residents who fail to comply. Please see Villa Monterey Rules and Regulation II A: Property Appearance and Maintenance.

Unfinished Business

- A. Sewer line update – Peerless Plumbing has submitted an additional quote for the clearing out of the roots in the sewer lines prior to the epoxy pipe lining.
- B. Discussion involving the patching of cool deck problem areas around the pool versus fully replacing the cool deck surrounding the pool area.

Old Business

- A. Purchase of a Defibrillator for the pool. Discussion with Board regarding the cost and the complexity of using it in an emergency versus relying on calling 911.
- B. More solicitors in neighborhood than in the past. Individual Resident decision as to how they want to handle it.
- C. April pool cleaning event moved from 10:30 am to 9:30 am due to the elevated heat in the past week.
- D. Printing of Villa Monterey 6 Resident Directory- Directory printed and distributed.