

Final

Villa Monterey 6 Board
Meeting Minutes
January 9th, 2024

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, Lori Huckle, Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Sixteen Residents were also in attendance. Minutes from the 12/12/2023 Board Meeting were approved.

Board Member / Committee Reports

1. Treasurer Report - \$ 6 1 , 4 9 0 . 1 0
2. Dues Account- \$1087.76
3. Capital Contribution Account – \$24,386.21
4. Reserves Account- \$55,247.89
5. November Expenses - \$2128.83
6. Secretary report – Currently working with Board President regarding HOA Annual Meeting timeline.
7. Web Content – links to pertinent documents from Board Agendas, Meeting Minutes and HOA Financials etc., can be found on the Colony Monterey Website. In addition, Fun Facts regarding our Community can be found on the website landing page. The website had over 800 visitors in the month of December.
8. Real Estate – Real Estate is currently quiet in VM 6. There are currently no homes on the market.
9. ACC – 2 requests were submitted, approved, and both have been completed.
10. Facilities – Board Vice President Linda Brown reported that January is relatively slow for landscaping needs, so she has been working with our landscaper to complete small projects that do not have time to be addressed in peak times. She holds meetings 2 times a month with both the Landscaper and Pool Technician to discuss all pool and community area landscaping needs.

Unfinished Business

- A. Nomination Committee update - (Karen Brosnan/Bob Miller/Board President)- Resident Karen Brosnan reported that she and Resident Bob Miller have been reaching out to Community Residents recruiting new Board Members. They are receiving positive feedback.
- B. Repair of Ramada wall section update (Board President)- Repairs will start Tuesday January 16th. Repairs will most likely take a few days. All neighbors affected by the repairs have been notified of the work timeline. Privacy for the neighbors affected by the work scope will be priority. The Ramada will not be closed while the work is being completed.
- C. Paint Bids (Board Vice President, Linda Lucas, and Board)- Board Vice President and Resident Linda Lucas have diligently worked with Sherwin Williams Representative Brandon Beck to

orchestrate painting bids for the Pool area, Ramada area and surrounding common walls. All Contractors submitted 2 bids with one bid for the North wall and the second bid designated for the whole Ramada/Pool area. The Board will continue discussion on scope of work while carefully adhering to the budget reserve study.

New Business

- A. Discussion to schedule SPD presentation with safety focus- Board Director Lori Huckle has been in communication with the City of Scottsdale regarding replacement of fading Neighborhood Watch signs. Signs are currently on back order but should arrive and be installed in the coming weeks. Extra signs are available for \$35 each. The Board will further discuss setting up a meeting with City of Scottsdale Neighborhood Watch Coordinator at the end of March or early April.
- B. Contractor List - Arlyne Haraburda – Resident Arlyne Harabuda presented the process and procedure she put together in 2021 outlining the organization of an Approved Contractor List for our Residents. She explained the criteria that is needed to be on the list. The criteria will ensure the privacy and safety of our community.. She designed a form for Residents to use to submit their recommendations and the Board discussed the best way to circulate this form to Residents and how to have the completed form returned to Arlyne. Making contractor recommendation is optional.
- C. Annual Meeting Planning and Timeline Review Below– Board President and Board – The Board voted and approved the Annual Meeting Timeline while noting one change. The Meet & Greet Candidates Pizza Party is February 23rd not the 24th.

Approved 2024 Annual Meeting Preparation Timeline –

Date	Task
1/12-	Dedicated Elections email sent to homeowners announcing annual meeting and Board elections timeline
1/15-	Deliver Elections Letter
1/26-	Board Candidate Open House at the Friday Happy Hour 5:30-6:30pm
2/3-2/10-	Review/update ballot packet materials for mailing
2/13-	February board meeting
2/16-	Last day for candidates to register to run for the board and to submit their bios.
2/17-	Distribute Meet & Greet the Board Candidates Pizza Party Flyer to resident’s homes
2/23-	Meet & Greet the Candidates Pizza Party at the Friday Happy Hour 5:30-6:30pm
2/26-3/1-	Board will hand deliver ballot packets. Determine which need to be mailed.
2/26-	Ballot packets to be mailed to those out of town.
3/9-	Annual Meeting - 10:00am (Vote counters and board members to be there by 9:00am)

Next Board Meeting: Tuesday February 13th- 5:30 pm