

Final

Villa Monterey 6 Board Meeting Minutes

* June 6th, 2023 *

At 5:30pm, Board Vice President Linda Brown called the meeting to order. The meeting adjourned at 6:15 pm. A quorum was determined: Linda Brown, Lori Huckle (via remote), Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Four Residents were in attendance. Minutes from 5/09/2023 Board Meeting were approved.

Board Member / Committee Reports

1. **Treasurer Report:** Pool service had a monthly increase of \$35 effective 6/1/2023
2. **Checkbook balance** = \$4949.92
3. **Business Savings/Operating** = \$19,397.61
4. **Pool Reserve** = \$39,085.93
5. **April Expenses** = \$1823.00
6. **Secretary report** – Jennifer Ramsden- Nothing new to report
7. **Web Content** – Webmaster Lori Huckle reported that she has made small updates to the website and has also updated existing documents to reflect any verbiage change.
8. **Real Estate**- Lori Huckle reported that we currently have 3 active properties on the market (one on 78th Street and two on Chaparral). A fourth property will be coming on the market soon.
9. **ACC** – Chip Schneider reported that there were 4 applications received the month of May. Three were approved, one is already completed, and one is on hold for updated information.
10. **Facilities** – Linda Brown reported that Maricopa County had been out to do a pool inspection and there were no violations reported. Linda will also be talking with the Exterminator to make sure we stay ahead of potential mosquito issues.

New Business Discussion

- A. **Lamp Post maintenance**- Jim and Sheilah Edmundson will be overseeing this project through the summer.
- B. **Palm tree trimming reminder**- Linda Brown will be updating and sending her palm tree document out to the Board so it can be sent out to the community for guidance in trimming.
- C. **Repair and painting of north pool wall**- Linda Brown will be obtaining quotes to repair and paint the north wall in the pool area.
- D. **Preparing for Monsoon 2023**- The Board discussed to prepare for monsoon season homeowners could contact a plumber or roofer to have their roof drains checked to make sure they are free of debris to prevent flooding due to potential heavy down pour of rain during monsoon storms.

Finished Business Discussion

- A. **Results of the election to raise Villa Monterey 6 Capital Assessment Fees**-The Community Vote to raise the Villa Monterey 6 Capital Improvement Fees was a success. There has already been one real estate closure which captured the new fees.
- B. **Update on Kool Deck repair**- the Kool Deck repair project is now complete and looks good. The total price for the repair was \$240. The Board discussed the desire to work with Chris Edgar again for future repairs.