

Final

Villa Monterey 6 Board Meeting Minutes

*October 4th, 2022 *

At 5:30pm, President, Suzie Cary, called the meeting to order. Meeting adjourned at 7:00pm.

A quorum was determined: Sheilah Edmundson, Suzie Cary, Kari Holt, Chip Schneider, Scott Boatwright and Lori Huckle were in attendance. Minutes from 9/6/22 board meeting were approved.

Board Member / Committee Reports –

- **Treasurer Report:** As of September 30, 2022. September expenses were **under budget** due to lower gas bill and the City billing September use in October.
 - Checkbook balance = \$4,216.59
 - Business Savings/Operating = \$14,639.52
 - Pool Reserve = \$27,708.63
 - September Expenses = \$1,064.21
- **Secretary report:**
 - Due to scheduling conflicts, the next 2 Board meetings will be held the first Tuesday of the month. These dates will be posted on the website so residents can plan.
 - November 1st, and December 6th.
- **Web Content** – nothing new to report
- **Real Estate** – two homes on the market, both on Chaparral.
- **ACC**
 - For the month of September and early October 3 landscape maintenance notice letters were sent and 2 change requests were approved.
- **Facilities**
 - **Pool:** Need to schedule a pool cleaning day in late November
 - **Bathroom Cleaning:** Vendor has been inconsistent over the past several months and will keep an eye on it.
 - **Lampposts:** All bulbs from previous report have been replaced. Edd Brady reported another 6 lamppost lights to be replaced. Pete will follow up.

Unfinished Business

- A. VM6 AZ artificial Turf proposal – The artificial turf guidelines have been approved and can be viewed on the Villa Monterey 6 website.
- B. Updating association approved exterior paint color choices – The expanded version of exterior paint colors have been approved and can be found on the Villa Monterey 6 website
- C. Reserve fund study update – Reserve study results will be reported at the November board meeting
- D. HOA events and volunteer status – Board sponsors were added to the following events:
 - Annual Holiday Party and decorations – Lori Huckle
 - Annual dues distribution – Kari Holt
 - Nominations committee – Scott Boatwright
 - Annual Meeting – Sheilah Edmundson

New Business

- A. Develop 2023 Budgeting Timeline – to begin in November.
- B. Winter overseeding – due to water conservation efforts, the Board voted to NOT winter overseed