

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

A quorum was determined: Sheilah Edmundson, Suzie Cary, Kari Holt and Chip Schneider were in attendance. Scott Boatwright and Lori Huckle were absent.

Minutes from 6/14/22 board meeting were approved.

Board Member / Committee Reports –

- **Treasurer Report:** As of August 31, 2022. August expenses over **budget** due to July water bill hitting in August.
 - Check book balance = \$2,647.34
 - Business Savings/Operating = \$17,272.86
 - Pool Reserve = \$27,708.63
 - August Expenses = \$3,084.84
- **Secretary report:**
 - Due to scheduling conflicts, the next 3 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, October 4th and December 6th.
- **Web Content** – Nothing new to report
- **Real Estate** – Home on Chaparral on the market.
- **Board Personnel Changes** – The Board instated Suzie as Board President and Chip Schneider as Vice President
- **ACC**
 - The Board voted to approve adding Terry Schneider to the ACC.
 - Chip Schneider is now the ACC Chairperson.
 - The ACC consists of Chip Schneider, Nancy Rominek and Terry Schneider.
- **Facilities**
 - Landscaping:**
 - Guillermo removed limbs that fell on the south facing back wall of the Ramada. Due to the tree dying and for safety reasons, the Board decided to remove the entire tree.
 - The Board approved getting a few bids to remove the stump
 - Pool** - A saltwater system part (the part that converts salt water to chlorine) was replaced under warranty.
 - Ramada** - BBQ got a new cover
 - Lampposts:**
 - Edd Brady provided Pete with a list of lampposts that needed attention.
 - The Board approved Edd Brady to continue providing facilities with the list of lampposts that need light bulbs changed.

Unfinished Business

- A. Reserve Funds Study Update – The committee is working with the vendor to finalize the report.
- B. VM6 AZ artificial Turf proposal – The Board reviewed the ACC's artificial turf proposed guidelines. There is still the question of the maximum % of yard that can be covered with turf. The ACC is researching for the ideal guideline and will provide at the October board meeting.
- C. Updating association approved exterior paint color choices – Since paint colors have already been approved for other associations, the Board approved the new paint pallets presented by the ACC. Next step is to get them linked on the website.

Villa Monterey 6 Board Meeting
September 6th, 2022 Minutes

New Business

- A. Discuss planning/timeline for upcoming HOA events (Dates below were approved by the Board):
 - a. Annual Holiday Party – December 10th
 - b. Annual Meeting – March 11th
- B. Volunteer status for upcoming HOA events – Many people from the community came forward to volunteer for upcoming events. A volunteer kick off meeting will be held at the end of September to discuss events in more detail.
- C. Rules and Regulations document – The Board agreed to begin reviewing and updating the R&R document to reflect the new fruit picking deadline and any other needed clarifications.