

Final

Villa Monterey 6 Board Meeting Minutes

* May 9th, 2023 *

At 5:30pm, Board President, Suzie Cary, called the meeting to order. The meeting adjourned at 7:22 pm. A quorum was determined: Suzie Cary, Linda Brown, Lori Huckle, Kari Holt, Chip Schneider, Jennifer Ramsden, and Edward Brady were in attendance. Minutes from 4/11/2023 Board Meeting were approved. Seven Residents were in attendance.

Board Member / Committee Reports –

1. **Treasurer Report:** Nothing new to report.
2. Checkbook balance = \$5050.30
3. Business Savings/Operating = \$22,332.92
4. Pool Reserve = \$39,085.95
5. April Expenses = \$1783.00
6. **Secretary report** – Jennifer Ramsden- Nothing new to report
7. **Web Content** – Webmaster Lori Huckle has not made any recent changes. Community feedback regarding layout of website has been positive.
8. **Real Estate** – Lori Huckle reported that there have been 4 properties that have closed since the beginning of the year. Another property is due to close the week May 15th. Three properties are currently pending and 2 active properties still on the market.
9. **ACC** – Chip Schneider stated he received four requests for property changes and all were approved. Two of the requests have already been completed and 2 are still pending.
10. **Facilities** – See Peerless Plumbing Update Below under Unfinished Business and Board Vice President Linda Brown's report on Ramada under New Business.

New Business Discussion

- A. Capital Improvement Fees- The increase in fees was voted in by the Board to go out to a community vote. Ballots were sent out electronically as well as hand delivered to residents. All votes are due in by May 30th. A 67% vote of "yes" is needed for the increase to go into effect.
- B. Board Vice President Linda Brown will now be overseeing the Ramada Request Agreement. New verbiage will be put in the agreement to reflect the new rules for grill usage.
- C. The Board had a discussion regarding posting an emergency contact list at the pool in case of a maintenance emergency. Board Vice President Linda Brown's cell number will be the contact in the event of an emergency.
- D. Community member Karen Brosnan has worked with contractors collecting quotes to fix the Kool Decking area around the pool. The Board reviewed the quotes and voted to use the quote from Chris Edgar.
- E. Community member and former Board Secretary Sheilah Edmundson talked about her communication with Mulcahy Law Firm regarding current CC&R language regarding short- term and long-term rentals. New language will be inserted in the R&R's clarifying leasing and rentals.

Unfinished Business Discussion

- A. Sewer line update-Board President Suzie Cary reported that Peerless Plumbing has cleared out the sewer lines in the pool area. Continued discussion is taking place as to when the actual relining of the pipes will take place. It will most likely happen in the Fall.
- B. A Board discussion is still needed to discuss how to assure our community members that do not use email get all Board information.
- C. Board President Suzie Cary discussed possibly not having a June Board Meeting. It was agreed to revisit the decision on whether there will be a June meeting later in May.