

Final

Villa Monterey 6 Board Meeting Minutes

***March 7th, 2023 ***

At 5:30pm, Board President, Suzie Cary, called the meeting to order. The meeting adjourned at 7:00pm. A quorum was determined: Suzie Cary, Sheilah Edmundson, Kari Holt, Chip Schneider, and Lori Huckle were in attendance. Minutes from 2/07/23 board meeting were approved.

Board Member / Committee Reports –

- **Treasurer Report:** All homeowners have paid their dues. Overall, expenses were slightly under budget. Yard and Garden expenses were over due to the agave plant removal. Utilities were over budget due to a higher gas bill because of a colder than normal February.
Checkbook balance = \$3,605.19
Business Savings/Operating = \$27,467.81
Pool Reserve = \$48,018.40
February expenses = \$2,464.64
- **Secretary report** - Nothing new to report
- **Web Content** – It was suggested to change the name of the “Declarations document” to “CC&Rs”
- **Real Estate** – one home under contract, 6 homes are on the market.
- **ACC** - For the month of February, 8 landscape compliance letters have been sent, 4 were resolved. The ACC continues to work with homeowners to resolve compliance issues.
- **Facilities** – See new business below regarding re keying the pool pump room.

Unfinished Business

- A. Sewer line update – Suzie will get with the New Line to get their proposal for lining the sewer lines.
- B. Ramada lighting update – Lori and Pete completed installing security lights in the Ramada, pool area and front/back gates.
- C. Annual Meeting Planning Update – The board discussed final details of the annual meeting.

New Business

- A. Re-keying pump room locks - Suzie reported that over the past few months someone has been getting into the pool pump room and has been tampering with the heater. In order to make the pool pump room more secure, the board agreed to change the locks.
- B. First Aid Kits and Defibrillator – Suzie brought up whether the board should look into purchasing a defibrillator for the pool area. Suzie will contact the fire department to look into it further.
- C. Capital improvement fee – a resident asked whether to board had looked into instituting a capital improvement fee (paid by the buyer) when a home is sold. This was a recommendation that came out of the reserve study. Lori will look into the feasibility of this for our community.