

Final

Villa Monterey 6 Board
Meeting Minutes
Tuesday January 13th,
2026

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 5:58 pm. A quorum was determined: Linda Lucas, Jim Richards, Rosalyn Reasor, Kari Holt, Jennifer Ramsden, and Steve Counsell were in attendance. Nine residents were in attendance. December meeting minutes were approved.

Board Member / Committee Reports

1. **Treasurer Report** - \$69,543.67
2. **Dues Account**- \$3,243.55
3. **Capital Contribution Account** – \$2,185.27
4. **Reserves Account**- \$62,993.15
5. **December Expenses** - \$2,248.25
6. **Secretary report** –Jennifer Ramsden reported that she has been updating the Directory with new residents' information, new email addresses, and phone numbers.
7. **Web Content** –Not much is new with the website. She continues to upload Monthly Financials, Board Agendas and Meeting Minutes. She is open to community suggestions.
8. **Real Estate** –VM 6 has had two homes sell recently and currently has three homes on the market.
9. **ACC** – Steve Counsell reported that one request came in for the month of December for the home being renovated on 78th street.
10. **Facilities** –Jim Richards reported all is good with Facilities. There has been a new mirror installed in the lady's restroom and there will be a new shower curtain installed soon.
11. **Community Networking/ Report**- Rosalyn Reasor shared that she welcomes innovative ideas each month for Community Networking and the Newsletter. She gave the Board an update on the road patch on Chaparral Road and the conversation she had with the Bobcat specialist from Animal Control. All her information will be in her January Newsletter which will go out to residents soon.

Continuing Business

- A. Nominating Committee -Board Member / Committee- The Nominating Committee has reported that there are two new candidates running for the Board in March. The election of these two people will make for a complete Board for the 2026 year.

- B. Spa Cover - Board Member / Committee- The Board will be ordering a new spa cover. The final quote is pending but once that comes in, the new cover will be ordered making the jacuzzi easier to enjoy and keep optimally warm.

New Business

- A. Discussion regarding Renovate-and-reselling investors buying homes in VM 6 - Board Member / Committee – VM 6 currently has a Renovators Agreement that is signed by the Renovator/Homeowner once renovation plans have been determined. This agreement is going to be updated by the ACC to make sure it addresses all areas of construction including a construction trash/debris removal timeline.

- B. Spring Fling - Pool Cover Reserve Study- Board Member / Committee – There will be a Spring Fling gathering at the Ramada the afternoon of Saturday March 14th. This is the same day as the VM 6 Annual Meeting. The theme of the gathering will be a chili party. All are encouraged to bring a pot of their favorite chili or a chili side dish. Water, soda, and mixers will be provided. This event will NOT be funded by HOA funds, rather the Putt-Putt Committee funds. More details will be in the January Newsletter.

Next Board Meeting: Tuesday February 10th, 2026