

# Final

Villa Monterey 6 Board  
Meeting Minutes  
Tuesday April 8<sup>h</sup>,  
2025

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 5:55 pm. A quorum was determined: Linda Lucas, Kari Holt, Jim Richards, Lori Huckle, Steve Counsell and Jennifer Ramsden were in attendance. Seven residents were in attendance. February meeting minutes were approved.

## **Board Member / Committee Reports**

1. Treasurer Report - \$93,705.69
2. Dues Account- \$24,857.97
3. Capital Contribution Account – \$878.62
4. Reserves Account- \$66,258.28
5. March Expenses - \$2,223.83
6. Secretary report –Jennifer Ramsden updated the timeline of the 2025 Directory and Contractor Referral Form being updated by resident Arlyne Haraburda. She reported that the 2025 Annual Report has been filed with the Arizona Corporation Commission.
7. Web Content –Lori Huckle continues to keep our website up to date monthly including monthly Board Agendas, Board Meeting Minutes, Newsletters, ACC Forms, and Ramada reservation procedures.
8. Real Estate – Lori Huckle reported that VM 6 Real Estate is still slow. One home has recently sold, and one is currently on the market. There may be a few more coming soon.
9. ACC – Steve Counsell reported having three requests for the month of March and they have all been approved. He introduced his new committee members Paul Altmann, Craig Lucas, and Pete Marsden.
10. Facilities –Jim Richards will be having a meeting with our Landscaper and residents Linda Brown and Karen Brosnan to go over our expectations of service from Paradise Valley Pools and the Landscaping Crew soon.
11. Community Networking/ Report- Board President Linda Lucas reported, in Rosalyn Reasor's absence, that the monthly Newsletter will be changed up a bit to keep residents more up to date with community news and alerts.

### Completed Business

- A. Board Election and Officers – Board Member / Committee : Board President Linda Lucas introduced the 2025/2026 HOA Board and the titles and duties assigned to each member. We have two new members to the Board this year: Rosalyn Reasor and Jim Richards. The Board listing will be in the 2025 Directory and is also posted at the Pool Bulletin Board.
- B. HOA Parking Ballot Results - Board Member / Committee : Board President Linda Lucas stated that the vote passed with overwhelming results. We will need to fill out a form with the City of Scottsdale reporting to them our current street policies.

### Continuing Business

- A. Directory - Board Member / Committee: The 2025 Directory is currently being updated and will be out to residents the week of April 21<sup>st</sup>.
- B. Preferred Contractors – Board Member / Committee : Resident Arlyne Haraburda is currently gathering new referrals from residents and will update her Contractor Referral List and have to Jennifer Ramsden on April 21<sup>st</sup> so that it can be put in the 2025 Directory.

### New Business

- A. City of Scottsdale-Trash Collection Impact – Board Member / Committee: Board President Linda Lucas went over the City of Scottsdale's new garbage and recycling procedures for areas that are considered " Hand Area Garbage Collection" which VM 6 is a part of. You can also read about this new COS policy in the April Newsletter. She also explained how our Pool/Ramada trash will be picked up weekly in front of Nancy Rominek or Suzie Cary's house as our Pool/Ramada area is considered a commercial property with the COS and they do not offer commercial trash pick-up.
- B. Pool Cover / Evaluation – Board Member / Committee: Board President Linda Lucas explained that the Board is currently evaluating the cost of a pool cover replacement while considering the price of gas as well to heat the pool. She mentioned that it would be easier for a single person to use the pool without a cover as the removal of the cover usually takes more than one person. The results of this evaluation will be forthcoming.

**Next Board Meeting: Tuesday May 13<sup>th</sup>, 2025**