

Final

Villa Monterey 6 Board
Meeting Minutes
Tuesday May 13th,
2025

At 5:30pm, Board President Linda Lucas called the meeting to order. The meeting adjourned at 6:12 pm. A quorum was determined: Linda Lucas, Kari Holt, Jim Richards, Lori Huckle, Steve Counsell and Jennifer Ramsden were in attendance. Eleven residents were in attendance. April meeting minutes were approved.

Board Member / Committee Reports

1. Treasurer Report - \$90,386.44
2. Dues Account- \$21,318.79
3. Capital Contribution Account – \$2329.88
4. Reserves Account- \$66,407.11.
5. April Expenses - \$2,223.83
6. Secretary report –Jennifer Ramsden reported that the Directory has been completed and delivered to all residents.
7. Web Content –Lori Huckle reported that she will be going through our website, cleaning things up a bit to removed duplicate documents and information. The goal is to streamline the website for easier navigation. A “Members Only” portal will be coming soon. This portal will be for VM 6 Residents only to view certain information such as our financials.
8. Real Estate – Lori Huckle reported that VM 6 Real Estate is still slow. One home is currently pending on 78th Street.
9. ACC – Steve Counsell reported things have been slow in the past month. One ACC request came in for a roof repair and drain re-route and that request was approved and completed.
10. Facilities –Jim Richards reported that all is well with Facilities. He has a great team of volunteers that keep our Pool, Jacuzzi, and Ramada area in top shape.
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. Directory – Board Member / Committee : The 2025 Directory is now complete and has been distributed to all homes in the community.

B. COS Trash Collection - Board Member / Committee : The Board discussed the new COS trash collections rules. These rules were put forth by the COS, not our VM 6 Board. If you need clarification of the new rules, please visit the COS Sanitation website.

Continuing Business

A. Pool Cover Evaluation - Board Member / Committee: The evaluation of whether to invest in a new pool cover is still a work in progress. More time is needed to assess the benefits of purchasing a new cover.

B. 78th Street Median – Board Member / Committee : The COS will be going back to maintaining the 78th Street Median effective July 1st, 2025. The grass will all be removed and most likely be replaced with landscaping gravel and desert plants.

New Business

A. Potential Ramada Grounds (Non-HOA Fund) Donations and Fundraisers – Board Member / Committee: The Board discussed a fundraising event to raise money to put a 3–5-hole Putt Putt Course around some of the Ramada area that is currently not in use. The idea behind this is to add more fun and enjoyment to our HOA common area. A flyer will be sent out to the community soon detailing out the project and how to donate. If this project does happen, it will be entirely funded by community donations. No HOA yearly fees will go to fund this project. If the does not receive enough funding, all monies will be returned to residents that have contributed.

Next Board Meeting: Tuesday September 9th, 2025