

HOA Board Meeting Minutes Monterey Park Association/VM5,5A Sep 14 2026 FINAL

Board members present	Marsha Cain, Terry Cargill, Maureen Harding, Mark Winney
Board members absent	Bob Grandestaff, Mark Lewandowski, Sandy Mucci
Approximate # resident attendees	9
Meeting called to order	9:00 am

Secretary's Report - MOTION to approve May 2026 Board meeting minutes were approved unanimously.

Treasurer's Report - MOTION to approve May, June, July, and August month-end financial reports were approved unanimously.

Discussion took place to research a high yield savings account or other instrument (perhaps in a Credit Union) that would yield a higher rate than our current Wells Fargo savings account.

COMMITTEE REPORTS

Architecture (Marsha Cain) – A request has been submitted to raise a wall. ACC is working with the homeowner on the request

Compliance (Bob Grandestaff) – No update.

Directory (Joan Jones, Lisa Nolen) – No update.

New Resident Welcoming (Kathy Hartmann, Carolina Grandestaff) – June Lundy will step in for Kathy, who is retiring from this role.

Community Communications (Maureen Harding) - No update.

Web Site (Rhonda Hostetler) - No update.

Real Estate (Judy Rosenthal) - No update.

Pool and Spa (Mark Winney for Bill Mucci) – Our regular pool person has retired. One of his employees has taken over the company. The higher pool expense last month was due to the repair of a backwash valve.

Landscape (Rhonda Hostetler for Kay Gowans) – Olive tree irrigation installation was completed in June. The irrigation controllers were inadvertently turned off recently. Residents are instructed to avoid manipulating controllers. Projected water use for the year is significantly less than in prior years: 250,000 v. 1.2 million gallons. Still looking for volunteers and a chair for the landscape committee. Do we want to oversee the small patch of grass for winter grass?

Obtain a bid and the Board will vote offline prior to the October meeting, as the work must begin in early October.

Ramada Operations (Sue Carey) – Thanks to Sue and Kerm for repair and painting the exterior area near the side door; Thanks to Donna Nicholl for painting the wall behind buffet counter. Please do not unplug the phone in the Ramada kitchen, as it is there for emergencies. We will disable the ringer, as incoming calls are spam.

Coffees (Kathy Hartmann for Carolina Grandestaff) – Next coffee is October 3. A sponsor is needed, please contact Carolina to volunteer. Anyone can bring goodies to the coffee.

Social Hours (Terry Cargill) – Thanks to Carolina and Kathy for Social Hours over the summer. Next Social Hours are planned for September 18, and in October, date tbd.

SEPTEMBER AGENDA ITEMS

1. Palm Trees: propose that HOA palm tree trimming is scheduled early in June 2027 (versus July). Regrowth resulting from the earlier trim date may be a consideration. Residents will continue to be held to the July 15 deadline for palm tree trimming.
2. Pool Decking: 4 bids were obtained; the selected bid is a patch and seal of the decking for approximately \$10K; periodic resealing is recommended to extend the life of the repair; the cost to reseal is \$1770 every 2 years, this amount would be added to the annual operating budget. Pool will be out of use for approximately 5 days while repairs are in progress.
MOTION to approve the pool decking repair bid from the Cement Guy for a cost of up to \$10K was approved unanimously.
3. Coolidge Entrance: meeting will take place this week to continue discussion between the Presidents of Units 2, 3, and 5. Unit 4 maintains they will not participate financially, at the previously approved percentage for upkeep of the entrance. Unit 5's position is that we will not assume any additional costs due to the default by Unit 4, and that any legal remedy is between Unit 2 (who manages the entrance maintenance) and Unit 4.
4. Governance documents review: a committee has formed to review and update the 3 governance documents (CC&Rs, Bylaws, and Rules and Regulations); 4 members are currently on the committee; 2 additional participants are welcome for a total of 6 committee members. We will announce when the committee meets. Residents are welcome to attend meetings to listen in.
5. BAM/Fiber install: future fiber installation by Cox is planned in a few years, as a community we can lobby the City to prohibit any additional fiber installs.
6. Street resurfacing: scheduled for resurface in 2028.
7. VM3 is having their annual yard sale in Oct or Nov. Once the date is known, we will send out a communication to the community in case anyone wants to piggy-back on the VM3 date

and take advantage of buyer traffic into the neighborhood. Note that residents may have a yard sale at any time.

OPEN FORUM

ADJOURNMENT

MOTION to adjourn was made and approved unanimously. Meeting adjourned at 10:13 am.

Minutes submitted by Maureen Harding, Secretary.