

**HOA Board Meeting Minutes
Monterey Park Association/VM5,5A April 13, 2026 FINAL**

Board members present	Marsha Cain, Terry Cargill, Bob Grandestaff, Maureen Harding, Mark Lewandowski, Sandy Mucci, Mark Winney
Board members absent	
Approximate # resident attendees	20
Meeting called to order	9:00 am

Secretary’s Report - MOTION to approve March 14 Board meeting minutes approved unanimously.

Treasurer’s Report - MOTION to approve March month-end financial report approved unanimously.

COMMITTEE REPORTS

Architecture (Marsha Cain) – discussion of City plan to construct a parking garage in Old Town that would potentially impact historic area. This will be addressed at City Council Meeting scheduled April 14 at 5:00 pm; a new location for Farmers Market has been identified.

Compliance (Bob Grandestaff) – still monitoring weeds; next will follow up on Citrus compliance. Citrus due to be removed by end of April.

Directory (Joan Jones, Lisa Nolen) – at the printer, will be distributed in the next 1-2 weeks; need new resident(s) to take this over.

New Resident Welcoming (Kathy Hartmann, Carolina Grandestaff) – no update
 Community Communications (Maureen Harding) - no update
 Web Site (Rhonda Hostetler) - no update

Real Estate (Judy Rosenthal) - 2 properties on the market, no closings this past month

Pool and Spa (Bill Mucci) – gas bill last month was reduced by about a third versus past years due to warm winter weather; looking into contractors for decking repair, including looking into rubberized decking

Landscape (Kay Gowans) – Olive tree is being watered manually while we are looking into a contractor for irrigation modifications that will service the olive tree. A new landscape committee chairperson is needed.

Ramada Operations (Sue Carey) – in May the floor tile grout will be cleaned, the chairs will be cleaned and the cabinets will be oiled. An email reminder will be sent out. The exhaust fan in

the Men's restroom is out. We need a resident volunteer facilities manager to oversee the maintenance of the Ramada.

Coffees (Carolina Grandestaff) – April and May combined on April 25 for Bye-Bye Birdie, this will be last HOA coffee of the season

Social Hours (Terry Cargill) – April SO is Friday Apr 17, hosted by Dave and Jane Karcher; last HOA Social Hour of the season

CURRENT AGENDA ITEMS

1. Quorum Rules – The State of AZ does not specify a quorum requirement for the annual meeting but instructs to defer to the HOA's Bylaws; Per our Bylaws: "Members holding thirty percent (30%) of the votes in the Association, present in person or by absentee ballot, shall constitute a quorum at any meeting of the Members. Unless otherwise provided by the Declaration, these By Laws or applicable law, all matters subject to vote by the Members shall be decided by vote of a majority of the Members entitled to vote and voting on the matter."
2. Pigeons have been taken care of with bird begone wire spikes.
3. The annual report was filed with the AZ Corporate Commission.
4. Tax Returns have been completed and filed.
5. The Election Committee wants to go to electronic voting. There is some ambiguity in the Bylaws regarding written ballots for the Director elections. Bylaws may need to be changed which require a vote of the membership, as well as the Directors' majority vote.
6. Looking into wireless lighting and blue tooth speakers as a few residents that use the pool have inquired about it. It was noted that playing music at the pool via speakers had previously been voted down.
7. New commercial quality plastic chaise lounge chairs have been identified for purchase by the pool furniture committee. The comfort of the chairs was discussed. It was proposed to buy a set of 4 chairs (minimum purchase) to assess the quality and comfort, prior to making a full purchase. MOTION was made to purchase a set of 4 lounge chairs for an approximate cost of \$750 and was approved unanimously. Terry will proceed with the order.
8. A few people have contacted the City regarding street repaving. Residents are encouraged to contact the City of Scottsdale Street Department to see when we may be scheduled for paving.
9. Discussed ideas for guest speakers, such as Fire Department; future item.
10. A meeting will be held this week to discuss the situation with the entrance maintenance expenses. Unit 4 is currently taking the position to not contribute financially to the upkeep of the Miller St./Coolidge entrance. Unit 4 pays for maintenance of the smaller entrance at Miller and Northland.

OPEN FORUM

Coyote has been seen in the neighborhood.

ADJOURNMENT

MOTION to adjourn was made and approved unanimously. Meeting adjourned at 10:15 am.

Minutes submitted by Maureen Harding, Secretary.