

<p style="text-align: center;">HOA Board Meeting Minutes Monterey Park Association/VM5,5A December 08, 2025 FINAL</p>

Board members present	Marsha Cain, Terry Cargill, Robert Grandestaff, Maureen Harding, Mark Lewandowski, Sandy Mucci, Mark Winney
Board members absent	
Approximate # resident attendees	12
Meeting called to order	9:00 am

Secretary's Report - MOTION to approve November minutes made by Sandy, seconded by Marsha, approved unanimously.

Treasurer's Report - MOTION to approve November month-end financial reports made by Terry seconded by Mark L., approved unanimously.

Dues letters will be hand delivered on Dec 15 (will be mailed via USPS to absentee homeowners). Checks will be deposited after January 1. Dues amount for 2026 is \$650 (no increase).

COMMITTEE REPORTS

*(Reports for each area will be given only if there is a **new** issue or **significant** update)*

Architectural (Marsha Cain) - The unauthorized pergola on Mariposa, which faces the Ramada pool area, will be taken down. Per the homeowner, no replacement is planned at this time. Still awaiting a date for removal. The homeowner is currently late on the Nov 24 removal deadline, as determined by the Board, and no new removal date has been provided by the homeowner. Mark W. will continue to encourage the homeowner to take action to avoid the fine procedure being invoked.

Compliance (Bob Grandestaff) - The homeowner for 7814 E. Northland has been notified to clean up the yard and repair the fascia and awning. Construction work has been underway for months and has not progressed. Construction debris litters the yard. Additional steps will be taken to urge the homeowner to clean up the property.
Hangers for weed removal were put on doors at 7 homes last week.

Real Estate (Judy Rosenthal) - Year-end report: 9 homes sold in 2025 (better than our average of 7 per year). 3 sold under the old fee, and 6 were sold under the new, higher fee. One of the recently sold homes, on Mariposa, was purchased by an LLC and will be treated as a "flip". Two additional homes are up for sale at this time but will not close in 2025.

Pool, Spa, & Grounds (Bill Mucci) - no report, everything a-ok.

Coffees (Carolina Grandestaff) - Jan 3 Coffee will be hosted by the Board. Feb 7 Coffee needs a host, contact Carolina if interested.

Social Hours & Parties (Terry Cargill) - 50 people are expected at the annual Holiday Party on Dec 15; NYE dinner hosted by Sue Carey will be Dec 31 and will feature spiral ham this year. NYE announcement will come out via email this week. January will be the annual Chili Cookoff hosted by Marsha and Rhonda. The date for the chili cookoff is Saturday, Jan 17.

CURRENT AGENDA ITEMS

Surveillance cameras – Mark purchased 4 cameras for \$99 as part of a Black Friday deal! Potential legal and insurance implications were researched and presented by Terry. An action was taken by the Board to come up with a policy for notification of surveillance cameras and retention of videos.

Annual Meeting Date – **MOTION** to schedule the annual meeting on March 14 at 10:00 am made by Sandy, seconded by Maureen, approved unanimously. The regular monthly Board meeting will precede the Annual meeting on the same date, at 9:00 am.

Board Elections - 2026 Elections Managers were identified: Ashley Schumar and Elizabeth Malo. The Board will have 3 open spots this year.

Entry Gates - The 3 entry gates need painting. Mark W. proposes to bid out the work.

Ramada Furniture – Board will draft a policy and procedure that allows homeowners to borrow Ramada furniture; no deposit will be required.

Reserve – Reviewed proposed updates to the reserve analysis; pool furniture replacement may be a purchase item in 2026

OPEN FORUM

Suggestion was made to add maintenance of underground pool plumbing to the reserve analysis. This could be an expensive item and challenging to fund if not planned for.

Brief discussion on if we should break out exterior and interior Ramada painting on the reserve. Suggestion was made to send a get-well gift to Mike & Patti, acknowledging her recent health event. Carolina and Sandy will follow up.

ADJOURNMENT

MOTION to adjourn made by Maureen, seconded by Sandy, approved unanimously. Meeting adjourned at 10:03 am.

Minutes submitted by Maureen Harding, Secretary.