

**HOA Board Meeting Minutes
Monterey Park Association/VM5 October 13, 2025 FINAL**

Board members present	Marsha Cain, Terry Cargill, Bob 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 September 2025 minutes made by Terry; seconded by Marsha; approved unanimously.

Treasurer's Report - MOTION to approve September 2025 Financial Reports made by Terry; seconded by Bob; approved unanimously.

MOTION to reinstate Maureen as Secretary was made by Sandy; seconded by Marsha; approved unanimously.

COMMITTEE REPORTS

Architectural (Marsha Cain) - Pergola construction application received for a home on Mariposa that backs to the Ramada grounds. Owner agreed to remove existing pergola and will work with Architectural Committee on options for shading their backyard area. Any options consisting of structure/construction will be reviewed and approved by the Board.

Compliance (Bob Grandestaff) - in process of calling people regarding weeds.

Real Estate (Judy Rosenthal) - 8th home sale of this year will close in October.

Pool (Bill Mucci) - a new sand filter for the pool was installed; funded by the reserve.

Ramada Facility – Thanks to Donna Nicholl for providing a new, fully charged fire extinguisher for the Ramada.

Landscape (Koleen Gowans) – City of Scottsdale wants to highlight our xeriscape retrofit and resulting water savings; nut grass (weed) is proliferating in the gravel areas and will be sprayed once the rain has passed.

Social Activities:

Coffees (Carolina Grandestaff) - November coffee has a host; need a host for Dec; Board will host in January

Social Hours (Terry Cargill) - Reviewed social activity calendar to date; Dec holiday party date tbd; NYE Party hosted by Sue Carey; Jan Chili cookoff hosted by Marsha and Rhonda; Feb social hour host needed; March St. Pat's hosted by Terry; April social hour host needed; May social hour tbd; Ladies quarterly luncheon details tbd; Detailed social calendar will be distributed soon.

CURRENT AGENDA ITEMS

1. Ramada and Gates Security Cameras – looking at Google Blink option; 4 cameras; will need to identify an administrator (prefer Board Member); cost \$320 plus \$120 year subscription

MOTION to purchase the Blink Security Cameras made by Terry; seconded by Bob; unanimously approved.

2. Gate and Entry Locks – locks are showing wear, time to replace; recommend hiring locksmith to procure and install; Approx \$500

MOTION to hire a locksmith to install new locks, made by Marsha; seconded by Sandy; approved unanimously.

3. Election committee – process begins in January; need to send out a notice to recruit someone to take this on for 2026 Board elections.

4. Board Goals for 2025-26 – reviewed list; agreed to proceed with researching all items on list.

MOTION to reinstate wording in the Rules that requires a resident to attend non-HOA sponsored reserved events in the Ramada, made by Sandy; seconded by Marsha; approved unanimously.

OPEN FORUM

Q: Are there any rules regarding tree branches that intrude on your property from a neighbor's tree?

A: There are no documented rules, but a homeowner can cut back the part of a neighbor's tree that hangs over the property line into their yard, or from the midpoint of a party wall.

ADJOURNMENT

MOTION to adjourn made by Sandy, seconded by Terry, approved unanimously. Meeting adjourned at 10:15 am.