

**HOA Board Meeting Minutes**  
**Monterey Park Association/VM5,5A January 12, 2026 FINAL**

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

**Secretary’s Report - MOTION** to approve December 8th meeting minutes approved unanimously.

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

Reminder that annual dues payment deadline is Jan. 31, only half are in so far; we were \$10,413 below budget in 2025-to be transferred to our business savings account which contains unallocated funds

**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 constructed at a house backing to the Ramada common area is finally down.

**Compliance** (Bob Grandestaff) - most items are being taken care of, persistent follow up needed for 7814 Northland

**Directory/Contact Information** (Joan Jones, Lisa Nolen) -2026 Directory in process, waiting for contact sheet for the sale of Heidi’s house

**New Resident Orientation** (Kathy Hartmann, Carolina Grandestaff, Joan Jones)

**Real Estate** (Judy Rosenthal) - Awaiting the paperwork and Working Capital and Transfer funds for the sale of Heidi’s houses

**Street Lighting** (Sean Nolen) - Working on obtaining consistency of light bulbs in light posts

**Community Communications** (Maureen Harding)

**Web Page** (Rhonda Hostetler)

**Pool, Spa, & Grounds** (Bill Mucci) pool and spa heated and comfortable

**Landscape** (Kay Gowans) heavy pruning planned for shrubs out front

**Ramada Operations:**

Library – Ann Lane

Maintenance – Sue Carey

Reservations/Supplies – Sandy Mucci, let Sandy know if anything is needed

**Coffees** (Carolina Grandestaff) Board coffee well attended; sponsor needed for the Feb. 5

**Cocktail Parties/Special Events** (Terry Cargill) reminder of chili cookoff Jan. 17 @5; host needed for the Feb 22 social hour, please contact Terry

## **CURRENT AGENDA ITEMS**

1. Elections Administration Committee-Elizabeth Malo announced the following: nominating forms will be emailed mid-January. They are due back January 30th for 3 board positions that are expiring: Maureen Harding, Mark Lewandowski, and Sandy Mucci. Candidate 'bios' are due in early Feb. Ballots will be mailed Feb. 17 for those who are out of town, and otherwise ballots will be distributed in the neighborhood Feb. 25. Ballot return deadline March 12, annual meeting March 14
2. Entry Gates paint bid-waiting to receive bid from Gilbert, Board voted to allow up to \$750
3. Security Cameras Policy - board voted to adopt policy. Cameras will be installed and board management details will be developed
4. Ramada Furniture Policy - The board adopted a policy to allow borrowing of upholstered chairs, metal chairs and tables.
5. Reserve Fund Analysis - Reserve Fund Analysis is complete and ready to be posted on our website. Key updates include adding funding for Pool Major Remodel, Ramada Paint Interior, Ramada Roof Silicone Seal, Solar Panel Remove and Replace and Irrigation System.
6. Discussion concerned what to do about pool area landscaper's leaf blowing that regularly puts dust and leaves on adjoining lots.

## **ADJOURNMENT**

**MOTION** to adjourn made and approved unanimously. Meeting adjourned at 10:00 am.

*Minutes submitted by Maureen Harding, Secretary.*