

HOA Board Meeting Minutes
Monterey Park Association/VM5,5A May 11, 2026 FINAL

Board members present	Marsha Cain, Maureen Harding, Mark Lewandowski, Sandy Mucci, Mark Winney
Board members absent	Bob Grandestaff, Terry Cargill
Approximate # resident attendees	13
Meeting called to order	9:00 am

Secretary's Report - MOTION to approve April 13 Board meeting minutes approved unanimously.

Treasurer's Report - MOTION to approve April month-end financial report approved unanimously.

COMMITTEE REPORTS

Architecture (Marsha Cain) – Is there anything in our rules/CC&Rs about having a wider back yard gate (to get equipment into the backyard area, for example), a resident is planning this type of modification. Marsha will request a drawing of the change.

Compliance (Bob Grandestaff) – No violations to report. Citrus trees have been clean picked throughout the neighborhood.

Directory (Joan Jones, Lisa Nolen) – Maureen Harding and Jane Karcher will take over for Joan and Lisa. Maureen will be on point for contact sheet and contact info changes. Jane will take the lead on the Directory. Residents needing changes to contact sheets or contact information in the directory should contact Maureen, effective immediately.

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) - 3 properties are currently on the market, and one private sale is believed to be in process; no closings this past month.

Pool and Spa (Bill Mucci) – everything in working order; gas bill was only \$100 last month!

Landscape (Kay Gowans) – still in need of a committee chair for landscape. Activity still underway to obtain irrigation for the olive tree (see additional notes below).

Ramada Operations (Sue Carey) – Thanks to all who helped move the furniture in/out of the Ramada for the tile grout cleaning. Looking for a point person to oversee Ramada maintenance activities.

Coffees (Carolina Grandestaff) – Scheduled coffees are over until October,

Social Hours (Terry Cargill) – Scheduled social hours are over until October.

CURRENT AGENDA ITEMS

1. **MOTION** to approve \$396 for the grout cleaning approved unanimously.
2. Discussion was had on the HOA purchasing a TV for the Ramada. The Rules would need to be modified to allow a TV to be installed full time inside the Ramada. It would be inside only and would not disturb residents who live nearby. TV could be used to facilitate display of meeting materials, as well as for entertainment-based events such as sports/movies. Residents using the TV would provide their own access to streaming channels. A concern was raised that content displayed may need to be regulated.
3. Street Paving schedule for Villa Monterey was researched by Mark Winney. VM is not slated for paving under that current schedule through June. The City has Mark's contact information for updates and he will check back with them in the fall.
4. Olive tree irrigation has received bids ranging from \$525 - \$2600. **MOTION** made to approve up to \$600 for amending the irrigation system to support the watering of the olive tree was approved unanimously. Work will be performed by Felipe Bajo.
5. Palm tree pruning bids were obtained, ranging from \$80 - \$100 per tree. Last year we paid \$90/tree. The \$80 bid contractor, Creative Arbor Care, is used by Unit 3, and they will charge \$65 for residents' tree trimming. Their contact information will be provided to the community. HOA trees will be pruned during the first week of July. **MOTION** to approve Creative Arbor Care as our contractor for palm tree trimming was approved unanimously.
6. Initial pool deck repair bids have come in at the amounts of \$42,000, \$53,000, and \$69,000. The Pool committee will continue looking for a low-cost repair solution primarily for the coping around the immediate perimeter of the pool, as it is visibly degrading.
7. Meetings among Units 2-5 continue regarding the cost and maintenance of the Coolidge St. round-about entrance. Unit 4 wants to pay only a small, or no portion of the cost based on their position that Unit 4 residents seldom use that entrance. The next meeting is scheduled for May 15 with the group aiming to finalize a formal committee including representatives from the Units agreeing to jointly manage and pay for the cost. We have withheld our portion of the monthly payment since February while these discussions have been underway. **MOTION** to continue to pay our 20% portion of the maintenance cost, retro-active to February 2026 (this is budgeted), passed unanimously.

8. The HOA Governance documents are in need of review and potential updating. A committee will be forming with plans to meet over the summer to begin this process.

OPEN FORUM

ADJOURNMENT

MOTION to adjourn was made and approved unanimously. Meeting adjourned at 10:24 am.

Minutes submitted by Maureen Harding, Secretary.