

**HOA Board Meeting Minutes
Monterey Park Association/VM5 September 8, 2025 FINAL**

Board members present	Marsha Cain, Mark Winney, Sandra Mucci, Mark Lewandowski
Board members absent	Terry Cargill, Maureen Harding, Bob Grandestaff
Approximate # resident attendees	19
Meeting called to order	9:05 AM

President's Remarks - Mark welcomed all attendees to the first meeting of the fall season. Special thanks were given to Marsha for securing a new sound system.

Secretary's Report – **MOTION** to approve May 2025 minutes made by Marsha; seconded by Mark L, approved unanimously. Board discussed and approved the posting of the **Draft** minutes on the website so that minutes could be viewed by homeowners on a timelier basis.

Treasurer's Report – **MOTION** to approve May, June, July and August 2025 Financial Reports made by Marsha; seconded by Mark L., approved unanimously.

COMMITTEE REPORTS

(Reports listed for each area only if there are new issues or a significant update)

Architectural – Marsha Cain – Marsha & Mark W. provided an update on the non-compliant structure in the rear of 7821 E. Mariposa. Resident has agreed to remove the current structure and to submit a Home Modification Form to the Board for review and approval.

Compliance – Bob Grandestaff – In Bob's absence, Sandy reported the compliance issues that have already been addressed by Bob and the issues that he will address shortly. Mark W. indicated that we should enforce a more stringent compliance policy and follow the policy we have in place.

Directory/Contact Information – Joan Jones, Lisa Nolen – Joan has received the Contact Sheets on the 2 new residents who will be added to the Directory on the website. She reminded homeowners to advise her of any changes in phone #s or email addresses so that can be changed on the website Directory.

New Resident Orientation – Kathy Hartmann, Carolina Grandestaff, Joan Jones - Kathy reviewed the responsibilities of this committee and indicated that she is awaiting a call back from the 2 new residents.

Real Estate – Judy Rosenthal – To date, 7 homes have been sold in VM5, 3 were grandfathered in under the former Working Capital fee of \$325.00 and 4 paid the new fee of \$1,500.00. Judy reviewed her role as the Real Estate chairman.

Street Lighting – Sean Nolan – Craig reported that someone damaged a light post on the walkway between Mariposa and Northland.

Web Page – Rhonda Hostetler – A map of the historical Villa Monterey HOA has been added to the Website. It includes links to each HOA. Rhonda will be updating the website Directory.

Pool, Spa, & Grounds – Bill Mucci/Mark Winney – Bill advised that all is in good working order. Noted that our pool company came 2 times after the recent dust storm at no additional cost. A new clock has been installed to replace the one that was damaged during the recent windstorm. Bill reported that the Ramada lights under the patio cover and in the olive tree had been tampered with. He restored the lights to the correct position.

Landscape – Kolleen Gowans – Kolleen reported that water usage has been adjusted during the summer months according to temperature. With the lower upcoming temperatures, the plantings in the front of the Ramada will be trimmed. Kolleen asked if Board approval will be given for over seeding this year. **MOTION** to resume past practice of over seeding made by Sandy; seconded by Marsha. Discussion regarding pros and cons occurred. Rhonda provided a chart outlining water usage over the past several years. Due to our xeriscape, it is projected that we will have water savings of over 50% from last year. Motion approved unanimously.

Ramada Operations –

Maintenance – Sue Carey – Spring cleaning was completed in June and bug spraying is done monthly.

Reservations/Supplies – Sandy Mucci – Sandy reported that paper products have been taken from the women's bathroom.

Social Activities – Coffees -Carolina

Grandestaff -Carolina reported that October 4th is the first coffee of the season.

A host is needed for this event.

CURRENT AGENDA ITEMS

- Kitchen sink faucet has been replaced.
- Mark W. recommended we move forward with implementing security cameras. Research will be conducted and reported on at the next meeting.
- Main building entrance lock and some gate locks are beginning to show signs of wear. Craig reported estimates to replace a lock is \$125 per set and would be keyed to our current keys. Discussion to be continued.
- HOA 3 is researching the feasibility of changing the front entrance to xeriscape. Adjoining HOAs met over the summer and will have a voice in planning. There has not been participation from HOA 2, the property owner.
- The Board has agreed to continue the September Board meetings.
- The Board has agreed to schedule the annual Budget Meeting earlier than previously done to provide greater notice to the community in the event of a dues increase.
- Mark L. needs volunteers for his CC&R update project. Judy will provide notes from previous review to Mark for suggested changes.

- Mark W. recommended the Board hold a special meeting before the October meeting to discuss the Secretary and Election Committee vacancies and goals for 2025 – 2026. Date TBO

OPEN FORUM

- Kolleen announced City of Scottsdale electronic recycling event will be held on October 4th. Further details will be announced.

ADJOURNMENT

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