

**HOA Board Meeting Minutes
Monterey Park Association/VM5,5A February 9, 2026 FINAL**

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

Secretary’s Report - MOTION to approve January 12 meeting minutes approved unanimously.

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

Budget balance of \$10K+ was transferred to the unallocated business savings account.

All 2026 dues have been collected.

COMMITTEE REPORTS

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

Architectural (Marsha Cain)

Compliance (Bob Grandestaff)

Directory/Contact Information (Joan Jones, Lisa Nolen) - looking for a successor to the Contact sheet and Directory management function, talk to Joan Jones if interested

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

Real Estate (Judy Rosenthal) - house at the end of Coolidge and 79th is in escrow and is due to close in March

Street Lighting (Sean Nolen)

Community Communications (Maureen Harding)

Web Page (Rhonda Hostetler) - current minutes and financials are posted

Pool, Spa & Grounds (Bill Mucci) - new pool light installed

Landscape (Kay Gowans) - shrub trimming out front; spoke with landscaper about ways to reduce dust blowing over the walls into yards: they will slow blowers down, avoid blowing against the walls and be aware of where dust is blowing; weed treatment in Ramada yard and common walkways

Ramada Operations:

Library (Ann Lane)

Maintenance (Sue Carey) - Sue will pursue hiring a company to clean the grout in the Ramada, cost is expected to be under \$200

Reservations/Supplies (Sandy Mucci)

Coffees (Carolina Grandestaff) - thanks to Kathy and Elton for hosting February coffee, looking for March host

Cocktail Parties/Special Events (Terry Cargill) - thanks to Rhonda and Marsha for fun chili cook off; Feb 20 is "Take Me Out to the Ballgame" theme, hosted by Terry, baseball theme with burgers and dogs, BYOB and condiments, sides, desserts

CURRENT AGENDA ITEMS

1. **Elections Administration Committee** is in process of putting together ballot packages; these will be hand delivered to the community and mailed to out-of-towners in the coming 1-2 weeks. Election results will be announced at the annual Members meeting on March 14.
2. **Gates** have been painted
3. **Security Cameras** have been installed, process to manage data is in process, signs will be posted to inform of surveillance cameras being in use
4. **Pool Furniture Committee** has a list of volunteers; Terry will call a meeting this month
5. **7814 E Northland** owners were informed via letter from the HOA regarding the condition of the property. They were asked to respond with a plan of action to address. Some action has been taken. The Board and Compliance Committee will continue to monitor.
6. **Suggestions to aid in compliance:** create a Compliance Newsletter that summarizes the Rules and CCR items that each homeowner is responsible for and for which fines could be levied. This could be distributed yearly (in Dues letter packet) and given to new homeowners. Increase scope of the Architectural Committee to include all external changes (not just street facing).
7. **Changes to trash bins** effort by City of Scottsdale are currently on hold
8. **Pigeons** are roosting on the Ramada building rear overhang. Looking at solutions to discourage
9. **Fruit Removal** notice will be sent out to remind owners to remove fruit by the end of April
10. **Termite inspection** has been scheduled for this month
11. **Front entrance maintenance cost management** is being addressed by the Board in conjunction with other units. Recent discrepancies in charges have led to a need for greater oversight. There may be an old, original document that describes the responsibilities of the units to contribute to the maintenance of the entrance. A copy of this is being investigated.

ADJOURNMENT

MOTION to adjourn was made and approved unanimously. Meeting adjourned at 10:01 am.

Minutes submitted by Maureen Harding, Secretary.