

HOA Board Meeting Minutes
Monterey Park Association/VM5,5A November 10, 2025 FINAL

Board members present	Marsha Cain, Terry Cargill, Robert Grandestaff, Maureen Harding, Mark Lewandowski, Sandy Mucci, Mark Winney
Board members absent	
Approximate # resident attendees	15
Meeting called to order	9:00 am

President's Remarks – Thanks to Donna Nicholl for painting the metal patio furniture.

Secretary's Report - **MOTION** to approve October minutes made by Sandy, seconded by Terry, approved unanimously. **MOTION** to approve minutes from the Special Budget Meeting made by Terry, seconded by Marsha, approved unanimously.

Treasurer's Report - **MOTION** to approve October month end financial reports made by Terry seconded by Bob, approved unanimously.

COMMITTEE REPORTS

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

Architectural (Marsha Cain) - **MOTION** to deny design for backyard pergola at 7821 Mariposa was made by Maureen, seconded by Sandy, unanimously approved. Marsha is working with owner to remove existing pergola (which was constructed without application or Board approval). A removal proposal from homeowner is expected by 11/17. Board decided on a deadline for removal of 11/24/25. If the date is not met, owner is subject to the fine process. If requested, Marsha will continue to work with owner on a new design. If a new design is submitted, it will be subject to Board approval.

Compliance (Bob Grandestaff) - 11 owners will be notified to address significant weed problems on their property. Discussion took place regarding the house on Northland that has had piles of dirt in front yard for several months. Compliance will follow up.

Real Estate (Judy Rosenthal) - 7846 E. Northland will soon go on the market. Owner is vacating within the next few days. One of the lamp posts on the property has been inoperable for some time; owner has been unable to repair. Mark W. will work with owner prior to their departure to agree on a solution.

Pool, Spa, & Grounds (Bill Mucci) - reminder to remove the spa cover completely, not just flip it halfway off.

Social: Coffees (Carolina Grandestaff) - Dec 6 Coffee hosted by Winneys; Jan 3 Coffee hosted by Board.

Social: Cocktail Parties (Terry Cargill) - Dec 1 will be tree decorating, all are invited, hosted by Lisa Nolan; Holiday Party catered by AJ's will be Dec 15, tickets will be \$50; NYE tenderloin dinner hosted by Sue Carey will be Dec 31. Details for all of these coming soon via email.

CURRENT AGENDA ITEMS

- Security Cameras – looking to purchase equipment on sale this month; per suggestion of a resident, look into liabilities arising as a result of installing surveillance cameras.
- Gate locks – locks were cleaned and refurbished by Mark Winney, thus avoiding replacement cost of approximately \$1000; thanks to Mark!
- Election Manager – several people have contacted Mark with interest; Mark will announce the new election manager(s) no later than the next Board meeting; thanks to Maureen for the notice soliciting volunteers
- 2026 Budget – **MOTION** to approve the 2026 budget made by Terry, seconded by Marsha, approved unanimously. Budget was kept close to 2025 levels due to reduction in water costs by approximately \$2000. Dues will NOT be raised. **MOTION** to set 2026 dues at \$650 made by Maureen, seconded by Marsha, approved unanimously.

OPEN FORUM

- Discussion of Art Group and ask to send reminder to community and share with other Units.

ADJOURNMENT

MOTION to adjourn made by Sandy, seconded by Marsha, approved unanimously. Meeting adjourned at 10:02 am.

Minutes submitted by Maureen Harding, Secretary.