

**HOA Board Meeting Minutes
Monterey Park Association/VM5,5A May 5 , 2025 FINAL**

Board members present	Marsha Cain, Mark Winney, Sandra Mucci, Mark Lewandowski, Bob Grandestaff, Maureen Harding
Board members absent	Terry Cargill
Approximate # resident attendees	17
Meeting called to order	9:03 AM

President's Remarks - Mark welcomed all attendees to the final meeting before the summer break. He apologized for not advising homeowners of the change in the May meeting date which was voted on during the March special meeting. Mark gave special thanks to VM4 for the use of their portable microphone and speaker.

Secretary's Report – **MOTION** to approve April 2025 minutes made by Bob; seconded by Marsha, approved unanimously.

Treasurer's Report – **MOTION** to approve April 2025 Financial Reports made by Marsha; seconded by Bob, approved unanimously. Sandy advised that Mark W.'s name has been added to all accounts at Wells Fargo and that he has also been added as a second "Controller of the Business". The Reserve Account CD has been renewed for an additional 11 months at an interest rate of 3.44%.

COMMITTEE REPORTS

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

Architectural – Marsha Cain

Compliance – Bob Grandestaff

Directory/Contact Information – Joan Jones, Lisa Nolen

New Resident Orientation – Kathy Hartmann, Carolina Grandestaff, Joan Jones

Real Estate – Judy Rosenthal – To date, 5 homes have been sold in VM5/5A, 3 using the previous Working Capital fee of \$325.00 and 2 with the new fee of \$1,500.00. There is currently one home for sale. 7819 E. Coolidge sold for \$555,000 and 7818 E. Northland sold for \$725,000.

Street Lighting – Sean Nolan – Sean is responsible for replacing lights and sensors. Craig will repair lamp posts if requested by a resident.

Community Communications – Maureen – Will continue to provide community communications.

Web Page – Rhonda Hostetler

Pool, Spa, & Grounds – Bill Mucci/Mark Winney:

Landscape – Kolleen Gowans – Reported that the City has installed an antenna on the Watersmart Meter which will keep track of usage. The battery for the irrigation system has

been replaced. Water usage is expected to increase during the summer due to high temperatures.

Ramada Operations –

Library – Ann Lane

Maintenance – Sue Carey – Spring cleaning will begin shortly which will consist of oiling the cabinets, cleaning the upholstered chairs etc. Contact Sue if interested in assisting with the project. One set of new blinds has been installed. The remaining blinds will be installed upon receipt by vendor.

Reservations/Supplies – Sandy Mucci

Social Activities – Terry Cargill

Coffees – Carolina Grandestaff – The May 3rd “Bye, Bye Birdie” coffee, which was the last of the season, was well attended. Best wishes to our snowbirds.

Cocktail Parties/Special Events – Carolina advised that there will be a Cinco de Mayo Party this evening. BYOB and bring a dish to share. If any questions, contact June Lundy.

Growing with Art – Carolina Grandestaff

CURRENT AGENDA ITEMS

- Old business
 - Ramada electrical issues have been resolved.
 - The mound on the walkway between Mariposa and Northland has been removed by Felipe at no additional landscaping cost.
 - Mark provided information obtained from a meeting with the City of Scottsdale Solid Waste Department, at Unit 4, regarding services and guidelines for trash and recycle pickup. Postcards with proper guidelines were made available to homeowners. Information regarding services available and guidelines for collection will be posted on the Website.
- Board business
 - Our annual report to the Arizona Corporation Commission has been completed and approved. Mark W. is now our Statutory Agent with the Commission.
 - Secretary position remains vacant and must be filled by the September Board Meeting. Board surveyed for possible solutions and asked to consider alternatives over the summer. Recruitment of a possible secretary outside of the present Board may necessitate expanding the Board by one.
 - Distribution of Board meeting materials was discussed. Concluded that distribution of Treasurer’s Reports, Meeting Minutes, Agenda, etc. should be continued as provides transparency to the homeowners. Maureen will provide log on information for Constant Contact to any Board member who wishes to distribute information.
 - Our sound system has not been returned. Marsha provided information on a wireless sound system, which includes 3 microphones, with a purchase price of

\$98.00. Purchase of this system agreed upon by the Board. Mark W. will investigate affordable sound systems if future need.

- Monterey Park email is monitored by Maureen but has very little activity.
- Purchases over \$300.00 will require Board approval as has been past practice. This does not include recurring expenditures, i.e. gas, electric, water bills.
- Palm tree trimming must be completed by July 15th. Will be looking into, again, coordinating services with Unit 3 & 4 as we did last year. Bids will be obtained. Homeowners will be advised of trimming date and vendor's information so, if interested, can use the same vendor for their residential trimming.

3. Final wording of our Rules and Regulations regarding Ramada reservation process presented by Sandy. When approved, the change will be posted on the website.

MOTION to accept change in verbiage made by Mark L.; seconded by Marsha, unanimously approved.

4. Goals for 2025 – 2026 – Mark W. suggested the following to be considered and will be prioritized by need rather than “nice to have”. Board members also surveyed for suggestions.

- Pool decking
- Umbrellas
- Pool furniture
- Larger container for pool floats and toys
- Ramada painting
- Painting of gates
- Grill

Additional goals:

- Committee structure and process review
- Uniform street lighting and lamp post toppers

5. Community Concerns/requests

- Terry has suggested relocating the upholstered chairs to the inside of the Ramada during the summer months to avoid damage due to extreme heat. This would allow for storage of rafts and other floating devices into the shed currently housing the furniture. Board agreed and furniture will be relocated after tonight's party.
- Current security events, including unwanted solicitors, unidentified vehicles parked at curbside in the middle of the night, etc. were discussed. Mark W. advised all to be vigilant and to report any concerns to the police. He also suggested the installation of security cameras, the cost of which is affordable. Further discussion when Board meetings resume after the summer.

OPEN FORUM – No homeowner comments

ADJOURNMENT

MOTION to adjourn meeting made by Sandy; seconded by Marsha, approved unanimously.
Meeting adjourned at 9:50 AM.