

Recap - Regular Board Meeting - Monday, September 18, 2023

Roll Call –

Directors Baughn, Rehling, Tumbleston, and Bussiere, plus Alternate Director Gus Meyers were present at the Villa Monterey Unit 3 open meeting on Monday, September 18, 2023.

Homeowner Forum –

- Diane Botica issued an errata on Email Blast item that stated a 10:00PM closing for pool at Ramada – there is no time limit/curfew on use of Ramada and Pool.*
- Diane B also read items that Lynn Helferich had sent to the board (most of which are being addressed, so I won't itemize here).*
- Alan Weinstein asked for help finding Rules & Regs/Guidelines related to home modification, and John B met with him after the meeting.*
- Bill Greenan asked for help with landscaping issues around a large mesquite tree on his property. John B met with him after the meeting.*

Minutes of both May 9 and May 17 Board Meetings were approved.

Treasurer's Report – Michelle Bussiere

June – 5 houses sold

July - 1 house sold

Aug – VM2 did not invoice VM3 for Fountain maint, but will do so.

Winter grass quote of \$1,300.00 was received, and after discussion with members, who supported the measure, the Board voted to have winter grass applied within the Ramada.

The Board accepted the above three reports.

May Financials were reported and accepted by the Board.

The "Compilation Report" was received Sept 1, and sent to Board members.

Available on Website:

Year-to-Date Income Statement

Reserve Fund Study (REVISED 9/2023)

2023 Annual Budget

Reserve Fund was discussed and the HOA is in good financial shape.

The new (property sale) **Working Capital Fee** will be deposited monthly instead of annually into the Reserve Fund (Disclosure Fee goes into Operating Account as usual).

Michelle is developing the 2024 Budget for VM3, including Spa Filter (\$2500.00), Spa Safety Shutoff Valve, lamppost maintenance (5 posts).

Please send Michelle any 2024 budget items before our next Board Meeting of October 10.

Michelle will do a Ramada Walk-Around Inspection this Saturday morning – contact her for time & place if you are interested).

Committee Reports

Palm Tree Trimming – Elizabeth Rehling reported that only 36 residents have palm trees, and all are trimmed.

Neighborhood Watch – Elizabeth Rehling - Annual NW meeting is in October and will be themed "NW Roundup" – look for the flyer in your door, and in the Email Blast.

Property Maintenance – Elizabeth Rehling has volunteered to Chair the Property Maintenance committee, and to that end she has begun distributing doorhangers for landscape needs in the VM3 community.

Roster Maintenance – John Baughn is reformatting roster files and updating with current info – promised to be finished within two weeks.

Committee Participation – John Baughn issued a call for committee participation from the community. VM3 has a Board vacancy, an Alternate Director vacancy, and needs participation in a number of committees – there will be ongoing calls re this need.

Saturday Coffee – Karen Fleming reminded all of the Oct 7, 10:00AM Coffee at the Ramada.

New business –

- **Rules Compliance Process** – John Baughn discussed the new process for Rules Compliance (“Enforcement”, if you will) with handouts of items that appeared in the recent Email Blast entitled “**Agenda and Letter from the President, Sept 17**”). The members felt that a working group should be formed to push this forward. Wayne DeBus volunteered to be active, and the Board was supportive and voted to continue development of the compliance process.
- **Holiday Gathering** – Sherrie Novak has generously developed a holiday party for Saturday, Dec 9, from 3:00 to 5:00PM, at the Ramada. No charge for residents, and \$10.00 charge for guests. See the Email Blast for complete information.

Adjournment at 7:00PM

Afterwords

Gus Meyers asked members to consider putting motion-detector activated light fixtures in two areas shining down on the kitchen area. He explained how these would deter certain vandalism, and the membership present was supported. Since the meeting had already adjourned, no board vote was taken and this will be New Business for next regular meeting.