

Villa Monterey Recreational Association
BOARD OF DIRECTORS MONTHLY MEETING
Sept 13, 2025, at 9:00 am
VMRA Recreation Center Ramada

Member Comments:

Marilyn Shupe; Stated she was aware of the pending approval for new perimeter wall at 7749 E Coolidge. She lives directly behind this residence at 4724 N 78th St. She approves the wall.

Steve Cross; Commented he wanted to hear the decision regarding approval of the perimeter wall at 7749 E Coolidge, as he's wondering if this could set an opportunity for other corner residences to expand their usable yard size.

Call To Order: By Bill Marshall

All present:

Bill Marshall

Gail Rackliffe

Georgia Bichekas

Sharyn McCaslin

Mark Sheldon

Rich Drennan

Maureen Zavala

Secretary's Report:

Review / approve May 3rd meeting minutes

Motion to approve: Georgia Bichekas

2nd: Mark Sheldon

Treasurer's Report for May-August:

There were a few items discussed and clarified on the report.

New pool heater was paid for in May at 4500.00

A refund of 80.10 was refunded to a home buyer as it was overcharged through escrow.

One resident still owes 657.00 in collection fees to Mulcahy Law Firm. This has resulted in a lien on the property.

Rich Drennan suggested we look at working with another law firm in the future. He stated Mulcahy did not respond in a timely manner, and had to be reminded to send out the collection letter to the homeowner. He also suggested in the future, a letter be formatted to communicate the legal expenses the homeowners may incur when the HOA fees are late.

On 7/22/25 the CD Bond was rolled for another 7 month term. After 28 months, we've seen growth of approx. 2300.00. Interest rate is 3.4%

Rich Drennan suggested we consider increasing the deposit amount.

Other Reports:

VP Report - R E and Membership - Review Listing / Sales / Transfer:

There are currently no homes on the market.

It was discussed whether a transfer fee is charged when a homeowner moves their home into a trust. Gail Rackliffe read through the CCR's and stated when a change is made for estate planning purposes, no fee shall be charged.

CC&R Compliance Report:

There are no violations to discuss at this time.

Karen Nathanson's Email:

Karen had emailed the HOA with questions regarding the common space between homeowners where the carports join. There is no specific guidelines in the CCR's regarding this space, and the board has no hand in deciding this. Homeowners can look at their plot maps to see the lot line, and mutually agree on a gravel, paver, etc, between them.

Karen also asked to see a 5 year history of home modification approvals for the community. There are files in the office that hold approvals. It was decided if a homeowner would like to see a specific approval, it is available for viewing.

Georgia Bichekas stated the minutes used to be posted on the website as well as on the community board. This will resume. Verbiage will state "pending approval"

Secretary Maureen Zavala will send a backlog of meeting minutes to the webmaster to post to the site.

Architectural Report: ACR and Paint Palette Requests

7718 E Hazelwood St:

Owner has requested to paint the house. Colors chosen are the current colors on the house and are on the approved paint color list.

Motion to approve: Georgia Bichekas

2nd: Gail Rackliffe

7749 E Coolidge St.

Owner has requested approval to move the existing side perimeter wall on the east side of the property by 10ft. He has submitted to City of Scottsdale and received approval.

Motion to approve: Georgia Bichekas

2nd: Mark Sheldon

Vote to board was unanimously approved.

Grounds and Landscaping Report:

Work at fountain:

There was a leak at the entry fountain off Miller road, that apparently prompted a resident to shut the water off. Unfortunately, this caused the fountain motor to burn up, and some of the landscape that was also serviced by this water line to suffer. Cost to repair the leak: 468.00

Cost to replace the pump motor and landscaping is still out.

This entryway is scheduled to be re-graveled and replanted with aprox 14 plants. Total cost will run aprox 3000. HOA 2 will pay 1000.00 with the balance being divided by the other units. Work is scheduled to begin in Oct.

Entryway Median: Barrel Cacti need replacing.

Over-seeding of grass: Scheduled for October. Cost should run 250.00 for common areas and 1250 for entry way.

It was discussed whether the benches and potted palms at the entry are needed. The pots continue to gather algae as the do not drain properly, and one is cracked. The board decided it may be an option to consult a landscape designer to help going forward.

Pool and Maintenance Report:

Pool Rules: The pool is for the community to enjoy, but some residents are allowing the gate to be held open by stones, allowing them to come and go without using a key. The gate must be locked at all times per city code. This has been a concern to the board. New signs are to be installed in the pool area with pool use rules.

Pool furniture:

Bill is gathering bids to re-strap and powder coat the existing patio furniture. Current bid is 260.00 per chair. If the small tables and iron chairs are included, cost for everything will run aprox 6K

Neighborhood Watch Report:

None

Neighborhood block party: Sometime in October. We'll have guest speakers from the City of Scottsdale.

Motion to table: Georgia Bichekas

2nd: Mark Sheldon

Social Chairperson Report:

Position Open

Newsletter Report:

Emily Cross will continue to help with the newsletter

Yard Sale: Tentative scheduled for 10/25/25

New Business:

Bill Marshall is recovering from health issues. Mark Sheldon, VP, will be fielding some of the communications during this time.

There is a new email address for all residents to communicate with the HOA through:

VMRA2HOAboard@gmail.com

This will be posted in the newsletter.

Executive Session:

None

Adjourn:

Move to Adjourn: Gail Rackliffe

2nd Mark Sheldon