

Villa Monterey Recreational Association  
BOARD OF DIRECTORS MONTHLY MEETING  
April 12th, 2025, at 9:00 am  
VMRA Recreation Center Ramada

**Member Comments:**  
**NONE**

**Review and Approve Agenda:**

**Call To Order: Bill**  
**Members Present:**  
**Bill Marshall**  
**Georgia Bichekas**  
**Mark Sheldon**  
**Gail Rackliffe**  
**Richard Drennan**  
**Maureen Zavala**

**Secretary's Report:**  
**Review / approve March 8<sup>th</sup> meeting minutes.**  
**Motion to approve: Gail Rackliffe**  
**2<sup>nd</sup>: Mark Sheldon**

**Treasurer's Report:**  
**Treasurer's report for March**  
**365.00 Expense on Ramada**  
**The bill from ABC for the back-flow repair has been sent to Richard (Treasurer).**  
**Total repair is 1225.00. We will get reimbursed from the other VM units for their share.**  
**Back-flow fees from the city are 280.00**  
**Motion to approve report: Gergia Bichekas**  
**2<sup>nd</sup>: Mark Sheldon**

**Other Reports:**  
**VP Report - R E and Membership - Review Listing / Sales / Transfer:**  
**7663 E Coolidge closing April 22<sup>nd</sup>**  
**7701 E Meadowbrook: On mkt**  
**7732 E Coolidge: On mkt**

**CC&R Compliance Report:**  
**None**

**Architectural Report: ACR and Paint Palette Requests**  
**None**

**Board members discussed and decided trim colors and body colors MUST be specified in paint color requests. Also discussed city permitting required for pony walls over 36". City requires a 5 ft setback from the sidewalk.**

**Grounds and Landscaping Report:**  
**During the past wind/rain storm, The fountain area at Coolidge St entry flooded the for the 2<sup>nd</sup> time. This was due to wind, and there is no leak at the fountain.**

**Pool and Maintenance Report:**

Rich Drennan shared that 3 homeowners have expressed concern about guests unattended in the pool area. The board discussed reviewing unit 5's pool rules and regulations, reviewing unit 2's current policies, and see if any aspects of unit 5's policies would be of benefit to incorporate. This discussion will be continued, and Rich will bring unit 5's policies to the next meeting.

**Neighborhood Watch Report:**

There were no issues to discuss. The newsletter is usually distributed around the 1<sup>st</sup> of the month.

**Social Chairperson Report:**

Position Open.

Happy hours have been well attended. The 4/18 happy hour will have the HOA supply burgers and hotdogs.

Georgia suggested we consider installing heaters at the ramada. This could encourage better attendance to HOA events in colder weather. Overall, the social events are poorly attended, and adding a survey to the newsletter may help get suggestions from homeowners regarding events they would like. The board discussed using the HOA email address for quick survey questions, event feedback, etc.

**Newsletter Report:**

Looking for help with newsletters. Emily will be leaving. Bill will write the newsletter and both Gail and Georgia offered to proofread.

**Website Report: Kristin VanDusen, Webmaster**

The current financials are posted on the website.

**Old Business:**

Late HOA dues next step;

Late notices went out 3/17/25.

Bill explained we need to wait 30 days from the notice date, then send a collection letter.

Gail asked to cost of the collection, and Bill explained the homeowner pays all the fees.

Bill then suggested we wait an extra 5 days in case a check is in route. This puts the collection date at 4/20/25

**New Business:**

Gail pointed out the recent newsletter stated the HOA does not have jurisdiction over barking dogs. However, they are entitled to "quite enjoyment". The barking dog issue is a city ordinance, and homeowners can call the city with the complaint.

Executive Session: none

Adjourn: Mark Sheldon motioned to adjourn. 2<sup>nd</sup> by Gail Rackliffe.