

Villa Monterey Board of Directors
Monthly Meeting May 3rd 2025 at 9:00 AM
Secretary's Report

MEMBERS COMMENTS:

none

CALL TO ORDER:

Bill Marshall President

All members present:

Bill Marshall
Gail Rackliffe
Georgia Bichekas
Sharyn McCaslin
Mark Sheldon
Richard Drennan
Maureen Zavala

REVIEW AND APPROVE APRIL 12 MEETING MINUTES:

Motion to approve: Georgia Bichekas

2nd Mark Sheldon

REVIEW AND APPROVE AGENDA

Motion to approve: Georgia Bichekas

2nd Mark Sheldon

TREASURER REPOR FOR APRIL

Past due HOA dues were collected on 4/23/25. check was dated 4/20/25.

The resident will owe fees to Mulcahy for collection. Rich explained the attorneys collect the fees, we do not.

OTHER REPORTS

VP REPORT:

7701 E Meadowbrook has sold and transfer/capital improvement fees have bee collected.

CC&R COMPLIANCE REPORT

The board discussed an email received from Karen Nathanson regarding rules and regulations, Historic guidelines, paint color approvals, pool rules, and shared wall concerns. After much discussion it was decided to table this over the summer.

Motion to move to table: Georgia Bichekas

2nd Mark Sheldon

ARCHETECTUAL REPORT: ACR AND PAINT PALETTE REQUESTS:

none

question was posed if the webmaster receives a copy of paint palette approvals and meeting minutes. If so, this would post all approvals.

Grounds and Landscaping Report

Palm trimming;

We have a bid from Sunstate to trim palms at 100.00 per tree. Work to be completed by 7/1/25. Motion to Approve: Rich Drennan, 2nd Mark Sheldon

Entryway at Coolidge: Trees were trimmed with some being removed. 2 Firestick bushes will be examined by landscapers. Back-flow has been repaired. Bill and landscapers are currently discussing refreshing the gravel areas. Estimate is 1650.00.

Also, 1 dozen plants at entry at will cost approx. 750.00. Bill requested a bump in finance for plants from 750.00 to 1000.00 to add more plants.

Motion to approve: Maureen Zavala

2nd Georgia Bichekas

Vote to approve: All in favor.

POOL AND MAINTENANCE REPORT

The spa heater has been replaced. Cost was 4400.00. One yr warranty.

POOL RULE AND REGULATIONS.

The board reviewed an outline for a new Pool Rules and Regulations document. There was much discussion regarding “visitors” “residents” and “homeowners” and the terminology of a proposed document. Georgia Bichekas motioned to table the discussion, and review over the summer. 2nd by Mark Sheldon. All were in favor.

WEBSITE REPORT

The website, including all financials is up to date.

NEW BUSINESS

HOA Disclosure and Transfer fee. Maureen Zavala suggested the HOA Disclosure fee be reduced, as it is a mandatory fee the seller must pay when selling a home. There is currently no transfer fee in place. The 400.00 Disclosure fee could be reduced to 100.00, and a Transfer fee of 300.00 be put in place. This way the buyer could potentially pay the bulk of the fee as opposed to the full 400.00 being paid by the seller in a real estate transaction. Maureen will send Bill the HOA addendum so he can review.

ADJOURN

Motion to Adjourn: Gail Rackliffe

2nd: Georgia Bichekas