

Villa Monterey Recreational Association
BOARD OF DIRECTORS MONTHLY MEETING
March 8th, 2025, at 9:00 am
VMRA Recreation Center Ramada

Member Comments:
None

Review and Approve Agenda: Motion to approve: Georgia Bichakes. 2Nd: Mark Sheldon

Call To Order: Bill Marshall
Present:
Bill Marshall
Sharyn McCaslin
Georgia Bichakas
Mark Sheldon
Rich Drennan
Maureen Zavala

Secretary's Report: Motion to approve: Georgia Bichakes. 2Nd: Mark Sheldon
Review / approve February 8th and February 10 meeting Minutes.

Treasurer's Report; Rich Drennan: Rich will follow the existing format laid out by Steve Yukel, and go over non-recurring items. Rich noted that nothing to actual vs budget.

Work scheduled by Central Electric has been completed, and the 2nd half of the 1750.00 bill has been scheduled for pmt.

Pay out for the "receptacle" was for the electrical replaced at the microwave area in ramada. It was noted that Bill Marshall sees all invoices prior to pmt. He is still waiting for recent pool invoice and chlorine count. It was noted we do not ask for multiple estimates when we have a trusted vendor who can complete a job.

Motion to approve the Treasure's report: Georgia Bichakes. 2Nd: Maureen Zavala

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

4702 N 78th Sold
4622 N 78th Sold and closed
7749 E Coolidge Sold
7663 E Coolidge Now on mkt. The owner, Alpha Investments owes an HOA pmt late fee of 50.00. Bill stated the funds will be added to the Seller's HOA fee at COE.
4709 N 77th Sold

CC&R Compliance Report:
None

Architectural Report: ACR and Paint Palette Requests
There were 2 approvals made this month by Gail Rackliffe

Grounds and Landscaping Report:

Work completed: 4 new lights installed at round about, plus 2 new floodlights and 2 new sconces. Fountain timer replaced. Bill is looking for paint estimates for common areas, starting with entry wall at Miller Rd. Also for gravel and 12 new plants.

Pool and Maintenance Report:

Heater sensor was replaced.

Neighborhood Watch Report: New Directory has been printed. Noted that Bill updates the directory PDF as homes sell.

Social Chairperson Report: Position Open

Newsletter Report: Georgia suggested the newsletter include a blurb regarding the HOA has no jurisdiction over non residents parking on 78th st, barking dogs, etc. And residents can call the City of Scottsdale with any complaints with these type of issues.

Website Report: Kristin VanDusen, Webmaster

Bill stated Rich is to send the financials to Kristin to update the website.

Old Business:

Late HOA dues next step. There are 2 residents who have not paid the HOA fees for 2025. The next step is to notify them by certified mail that the dues will go to collections.

Look at increasing Fees for new buys to get in line with other units.

Capital Improvement fee: It was unanimously decided by vote that as of 3/15/2025 the Capital Improvement fee charged at close of escrow in a home sale would increase from 300.00 to 500.00.

New Business:

Rentals. Bill requested an open discussion regarding the change of new sales no longer have the option to rent out property. Existing homeowner's would be grandfathered in, as keeping the rental option. After much discussion, it was decided to keep the CCR's as they currently are, 10% rentals allowed, and revisit/evaluate the job description of each board member, perhaps moving some of the rental tracking burden from the HOA president onto other member(s). This will be an ongoing discussion over the next few sessions.

Misc:

Rich asked about the agreement between the HOA's regarding the shared exp of the Miller Rd entry. Georgia stated there used to be a binder in the office with past agreements, etc.

Executive Session: If requested NONE

Adjourn: Motion to adjourn by Mark Sheldon. 2nd by Rich Drennan.