Montefino Village Board of Directors Meeting

Open Session

Community Clubhouse

Monday August 25, 2014 7:00 PM

**Board Members Present:** Thomas Kuk, Mark Maynard, Kate Marrinan, Chas Partridge and Mike Hudson

**Board Members Absent:** None

**Management Present:** Lynne Nagore and Lynn Kerley

**Guests Present**: One Homeowner, Jeff Drapala (Valley Dreamscapes), Jeff Ritchie and Joe Hidalgo (ValleyCrest)**Call to Order**

Meeting called to order by Kate Marrinan at 6:33 pm

Introduction of our new Manager, Lynne Nagore, was made by Lynn Kerley from Premier.

**Call to Order**

Meeting called to order by Kate Marrinan at 6:33 pm

**Open Forum**

There was 1 homeowner present for the Open Forum session. The homeowner asked if we could do something about the condition of the view fences, the tree staking and the irrigation. Kate told him that this meeting would be for the purpose of obtaining a new landscape maintenance company and that we were already discussing the view fences but that would be scheduled for 2015.

**Meeting Minutes**

Review of the June 2014 meeting minutes. *Mke motioned to approve the June minutes as written, seconded by Tom. With no further discussion the motion carried unanimously.*

**Architectural Submittal**

None to review

**Treasurer Report**

June 2014 Financials were reviewed. Tom would still like to see accounting correct the Item under Equity listed as “Current Year Surplus (Deficit). It is still not footnoted. If it was, it would show the two values would net an operating surplus of approximately $15,000. Lynn Kerley will check into getting this line item corrected. *Chas motioned to accept the financials as presented and motion was seconded by Mark. With no further discussion the motion carried unanimously.*

**Management Report**

The management report was presented by Lynne Nagore.

Tenant renter information letters – 24 were received back. Lynne will send out again to homeowners who have tenants and have not responded.

Lynne presented the irrigation schematics to the Board, Kate will have 2 copies made.

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Lynne provided a matrix for the pool/spa/deck bids.

Peak Landscape reported that they have finished the trimming of the sage bushes outside the gate, they will continue with the bushes inside. Jordan said he gave to Premier the irrigation map of the decoders.

Metro Fire replaced the clubhouse sprinkler heads because they were painted over.

AZ Experts installed an electrical box, receptacle and cover for the alarm system, they unclogged the pool shower and snaked it, painted the ADT wires, added a bar support, replaced park light bulbs and installed 2 new signs.

**Old Business**

Landscape – Peak sent a letter terminating their contract effective 8/29/2014. The Board has 3 landscaping bids from other companies that they are considering. Two companies have representatives present tonight to give their presentations.

Presentations - Jeff Drapala, owner of Valley Dreamscapes offered his viewpoint of our community and what it needs to improve. His bid to perform better-quality maintenance was at a cost of $6975 per month.

Jeff Ritchie and Joe Hidalgo from ValleyCrest, a national company also presented their bid. It came in at a monthly cost of $5849.99. This bid included: Turf Overseeding, Pre-Emergent and 6 Fertilizations in turf areas. Our third bid (with no presenters) was from CareTaker. Their bid came in at $9975. After the presentations, the board members discussed the bids and decided to approve ValleyCrest. Joe Hidalgo was asked (during his presentation) when they could start, he said on 9/15/14. *Mark made the motion to accept ValleyCrest bid and Kate seconded it. With no further discussion the motion carried unanimously.*

Finalization of Concrete Tables for the BBQ area was completed and re-approved. It was noted that ValleyCrest would move the tables from the drop off point to the BBQ area for free. Lynne will coordinate the pre-payment and the shipping address and date with Anthony Vargas from Quick Crete Products Corp.

*Mark made the motion to ratify and Chas seconded it. With no further discussion the motion carried unanimously.*

Street Surfacing – Lynne had verified that the bid from Ace was still valid, so the Board agreed that they wanted to accept Ace’s bid for the work ($8602.08). This was accepted by *a motion from Mark, seconded by Mike.* *With no further discussion the motion carried unanimously.* Lynne was instructed to have them do the work as soon as they can because of the weather.

Pool/Spa & Deck – The Board considered all 4 bids and agreed to accept CDC for a cost of $22,719 with no extra options. This was accepted by *a motion from Mark, seconded by Kate.* *With no further discussion the motion carried unanimously.* The Board would like to schedule this work by late October or the first of November.

**New Business**

LED Light Replacement by AZ Experts - the Board has decided to table this project for now.

2015 Draft Budget - the Board would like to have more time to review this assignment.

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New Manager Procedures – Lynne would like to get the agenda out to the Board a week before the meeting for comments/changes. Then she will have time to make the changes and email out to the Board by Wednesday and hard copies by Thursday. Lynne also asked if the Board wanted hard copies too and everyone said yes. Kate asked if Lynne could also provide walk-thru comments to us.

**Next Meeting Date:**

Next meeting will be held on Monday September 22th at 6:30 pm

**Adjourn**

*With no further business to discuss the meeting was adjourned at 8:14 pm*

Respectfully submitted by Chas Partridge, Recording Secretary.