Montefino Village Board of Directors Meeting

 Open Session

 Community Clubhouse

 Monday April 27, 2015 6:30 PM

Board Members Present: Kate Marrinan, Donna Long, Tom Kuk, Roberta Trani

Board Members Absent: Mark Maynard

Management Present: Lynne Nagore, Community Manager

Guest Present: Rob Stephens, Valley Crest Landscaping. One homeowner.

Call to Order: Meeting called to order by Kate Marrinan at 6:31 PM.

Guest Rob with Valley Crest Landscaping. He has been our representative for two months.

Cutback is 95% complete. Plants are coming back nicely.

Valley Crest is working four zones in community for maintenance.

Plans to aerate and fertilize turf for Bermuda through May.

Will be checking water system to verify it is working properly.

Will verify repairs complete on pumps for water features.

Donna offered to do walk around if it would be helpful.

There was a discussion to address routine maintenance on pump system, and Jacaranda water feature.

Need to verify maintenance contracts.

Lynne to verify and report back to board.

Planting at entrances and round a bouts to be completed the week of May 1st.

Need to ask homeowners to report landscaping problems to Premier.

Meeting Minutes: Kate proposed review of minutes. Tom motioned to approve with minor corrections.

Seconded by Roberta. All approved.

Open Forum: One homeowner present.

Homeowner had concerns on general maintenance of A/C units and filters in the gym and clubhouse.

Board requested information on maintenance contracts and schedules, verify that work is being done.

Lynne to follow up and report to board.

Treasurer Report:

March 2015 financials were reviewed.

Tom questioned line item for bad debts, expenses.

We are paying monthly for insurance premiums. Umbrella coverage and director and officer coverages.

Tom motioned to pay annually. Seconded by Donna. All approved.

Kate questioned pest control services. Gate house and gates have cobwebs accumulating. Lynne to follow and report to board.

Tom questioned status of bids on common lighting. Lynne to focus on bids and submit to board.

Kate motioned to accept financial report, seconded by Roberta, all approved.

Old Business:

Tom has located a new vendor for key fob remotes. These will operate both gates. They will be available for purchase at a cost of $32.50 to residences.

Tom motioned to approve. Seconded by Roberta. All Approve.

Donna motioned to order 100 units of the key fob remotes. Seconded by Kate, all approved.

Lynne to order by the first of May.

Paint proposal. Titan to include pool fence in bid. Bid to cover exterior stucco walls, entry gates, path gates, monuments and mail boxes. Total cost $24,250.00.

Tom motioned to approve, seconded by Donna, all approve.

Lynne to arrange start of work ASAP.

Kate requested getting bids for repair of view fencing.

Lynne to follow up and report to board.

BBQ grill has been cleaned. BBQ Doctor to inspect and recommend repairs or replacement.

Lynne to follow up and report to board.

Donna questioned further discussion of hiring a general maintenance person for minor repairs etc.

No follow up at this time.

Need to send notice to homeowners on new painting of exterior walls. Need to advise homeowners to avoid excessive watering/irrigation in yards, to avoid damage to walls and paint. Lynne to draft letter.

New Business:

Tom asked for additional information on architectural paint requests. Need colors, are they approved?

Are they the same as existing color or new change. Has the request been approved by Ocotillo. Need recommendations from Premier. Need additional information on guidelines for color selections per cul de sac.

Lynne to follow up and advise board.

Speeding issues: Need to replace 20 mile speed sign at Jacaranda entrance.

Lynne to follow up.

Kate wanted to know what recourse we have for continuing traffic problems. Lynne advised we can send notices and fines.

A formal complaint can be filed with the police department.

Discussed violation notices need to be sent to homeowners, and property address when there is a tenant.

Open Session adjourned at 8:20 PM.

Respectfully submitted by Donna Long, Recording Secretary.

Next Meeting: June 22, 2015 6:30 Clubhouse