Montefino Village Board of Directors Meeting

Open Session

Community Clubhouse

Monday November 24, 2014 6:30 PM

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

**Board Members Absent:** None

**Management Present:** Lynne Nagore

**Guests Present**: Two Homeowners **Call to Order**

Meeting called to order by Kate Marrinan at 6:25 pm

**Open Forum**

There were 2 homeowners present for the Open Forum session. Both of the homeowners and all Board Members again discussed their frustrations with the performance of ValleyCrest. Common concerns continue to be irrigation problems, weeds and debris left from trimming. Another issue was the size of the 5 plants planted at common area near 1960 W Olive. The plants are very small and we are being charged $12 and 14 per plant and $16 for planting. Again, the untidy state of the gate house was mentioned, College Pest did not take care of the cobwebs on their last visit. Lynne will call them and let them know it is to be done monthly. One homeowner was concerned about the pine trees and if there is any blight affecting them. There was a suggestion that Lynne check with AAA who maintains the Ocotillo community and see what they have done to combat this problem. One board member requested that Lynne purchase a new trash can for the pool area. Again, there was discussion about plant replacement. The board is referring all homeowners to our CC&Rs (sec 6.3 page 28) which states that the HOA maintains the front yards but the homeowner pays for plant replacement. There were a few community volunteer projects that Kate wanted to address and thank individuals for the following: Tom, Mike and Chas power-washed and scrubbed the mud from the lower bridge, they also power-washed the cobwebs from the gatehouse. Kate, Chas and Amelia (a resident) planted new plants in the two roundabouts.

**Meeting Minutes**

Review of the October 2014 meeting minutes. *Mark motioned to approve the minutes as written, seconded by Mike. With no further discussion the motion carried unanimously.*

**Architectural Submittal -** None to review

**Treasurer Report**

October 2014 Financials were reviewed. Park Pro was called out 3 times to correct a circuit problem that was causing the south gates to remain open. It was discovered that there was a mis-labeled breaker and also one of the breakers was tied into the gate and the lights and /or irrigation, which caused the breaker to keep

tripping. ParkPro corrected this issue. *Mark motioned to approve the financials, seconded by Tom. With no further discussion the motion carried unanimously.*

**Management Report**

The management report was presented by Lynne Nagore. Expenses under budget were: Common area, Utilites, Administration, Pool/Spa and Gates. Expenses over budget were: Landscape (this is because of both

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the October pro-rated fee and November fee being paid in November) and Lakes/Water features (chemicals used were not budgeted). YTD Operating expenses are only over budget $504.37. Reserve funds total is $185,184.08. We finally received the ADT signs on 11/19/14, Lynne will put them out in the pool area. The storm grate has not been repaired by Elliot yet, Lynne will attend to this. Lynne still needs to contact some lighting contractors for lighting bids, we only want lights on the walkway, at both entrances and on the waterfall. CDC/pool/spa project - Lynne was to ensure that CDC understood that we expected the mineral line around the tile on both the pool and spa to be cleaned off as part of our contracted price, this was not done. CDC wanted $800 extra to perform this work, Lynne had Tropic Pool (our pool vendor) complete this at a cost of $200. CDC has not been paid their final payment; the Board has asked Lynne to deduct this $200 from their compensation.

**Old Business**

Irrigation Report from ValleyCrest – Lynne received the report from Joe, it was included in our board packets, but the board asked for clarification on it.

Plant Replacement – The HOA maintains the front yards, the homeowners pay for plant replacement. (CC&Rs section 6.3, page 28).

**New Business**

Concrete Repair – Lynne will get us bids on this repair work.

Gate Repairs/Maintenance - Lynne asked Park Pro to provide us with a quarterly maintenance contract for us to consider. The board wants to table this and have time to consider whether it will be cost effective for us, or should we just continue with the pay as you go service call arrangement that we currently have.

Community Holiday Gathering – Only 2 Board Members were interested in arranging this get-together.

Management Contract 2015 – Lynne provided us with Premier’s contract. The Board asked for some clarification regarding it. Lynne provided the answers to us via email.

1. Section 3.6 was an oversight. It carried over from the previous contract during which you met less frequently. This will be changed to reflect monthly meetings.
2. Section 3.8 will be modified to read, “All expenses that are expected to exceed $500 shall require prior approval...” if that is what the Board desires. If there is some other verbiage, please advise.
3. Section 5.7 indemnification applies to contractors only; this will remain.
4. Section 5.9 will read, “terminated upon the first day of the calendar month following thirty days written notice...”
5. Section 5.10 will be deleted.
6. Section 5.11 simply means that Association information from our database is provided in report format as opposed to individual electronic files.

**Next Meeting Date:**

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

**Adjourn** *With no further business to discuss the meeting was adjourned at 8:25 pm.*

Respectfully submitted by Chas Partridge, Recording Secretary.