

MONTEREY MASTER OWNERS ASSOCIATION

Board of Directors Meeting

April 11, 2019

Minutes

The Board of Directors of the Villages of Monterey Master Owners Association held a Board Meeting on April 11, 2019 at 6:30 PM

Mr. Santangelo called the meeting to order at 6:35 with the following members present:

DIRECTORS PRESENT:

Linda Altemus
Bob Bulmer
Holly Harmon
Amy Kodak (by phone)
Lori Marshall
Bob Murrell
Ron Santangelo

DIRECTORS ABSENT: Steve Miller

ALSO PRESENT: W. Neil Dorrill, Manager
Grant Giddens, Facility Director

Roll Call/ Proof of Notice Mr. Dorrill indicated that a quorum of the board was present, that Mrs. Kodak was participating by phone the meeting was properly noticed.

Approval of Minutes of the February 21, 2019, **on motion by Ms. Marshall, seconded by Mr. Bulmer. The motion carried unanimously.**

Report of Committees

Clubhouse

Mr. Santangelo provided an update on the swim team to advise that a \$1,000,000 liability rider for molestation is not a coverage limit available. As a result \$1,000,000 in general liability and minimum \$250,000 limit for molestation will be recognized as a revised acceptable limit **on a**

motion by Bob Bulmer and seconded by Bob Murrell. The effective date is May 28th, motion was approved unanimously.

Playground

The SDP Neighborhood meeting is scheduled for May 2nd at 6:00 PM, to receive input as a condition of the building permit for the shade structure.

Streetlights

Ms. Marshall presented a revised proposal for Clubhouse parking lot lighting., The fixtures will be LED and now include new posts. The proposal from Bay Electric is now \$69,840 **on a motion by Ron Santangelo and seconded by Bob Murrell to authorize Mr. Miller to execute a revised contract not to exceed \$77,000**

Tennis Court Lighting

The reviewed proposal is now \$52,600 **on a motion by Bob Bulmer and seconded by Bob Murrell source of funds to be Capital Reserves.**

Clubhouse interior

Door hardware for Clubhouse interior panic bars are required for retrofit and an advance deposit paid for a contract amount of \$12,000 to Cypress Access. This item has been previously approved.

Treasurers Report: Ms. Altemus

- Balance Sheet

Ending March 1.1 million total cash balance with \$275,000 operating, \$746,000 reserves. \$39,800 in payables and outstanding bank loan balance \$1,973,000

- Income Statement

Revenue \$93,580 and expenses of \$70,702

YTD 1st Quarter total net income of \$13,000

Ms. Altemus also will revise and recommend policies associated with payables to provide certain authorization to staff

Community Documents

Draft is complete and submitted to the Adamczyk firm

Managers' Report

Mr. Dorrill provided updates on the following:

- Irrigation repairs
- Exterior masonry wall repairs
- Gate house damage repairs to include a claim against the trucking company that the owner will ultimately be responsible for. Mr. Dorrill was asked to contact the owner to advise that they are the responsible party in the event payment is not forthcoming.

- Parking lot
- Status/ schedule

Adjournment

With no further business the meeting was adjourned at 8:45 PM.