

**MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING
Thursday, September 19, 2019
6:30 P.M.
MONTEREY CLUBHOUSE, 1725 MISSION DRIVE**

The Board of Directors of the Villages of Monterey Master Owners Association held a Board Meeting on September 19, 2019 at 6:30 p.m. at the Association Clubhouse.

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

DIRECTORS PRESENT: Linda Altemus
Bob Bulmer (via conference call)
Amy Kodak (via conference call)
Lori Marshall
Steve Miller
Bob Murrell
Ron Santangelo

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

Roll/Call Proof of Notice: Mr. Dorrill indicated that the meeting was noticed in advance with the statute, that a quorum of the Board was present with all Board Members being present in person or via conference call.

Approval of the August 2019 Minutes: On a motion by Bob Murrell and a second by Lori Marshall, the August 2019 minutes were unanimously approved.

Report of Committees

Financial Report: Linda Altemus reported for the month ending in August. Expenses were favorable to budget year-to-date by \$11,800. Capital Reserves remain in a favorable position, and the new rate of 1.8% interest will result in an additional \$10,000 per year in revenue for the reserve account. Additionally, the loan was refinanced to a lower rate. A motion was made by Ron Santangelo to accept the Treasurer's Report and to authorize the refinancing, seconded by Steve Miller with all voting in favor.

Internet Cable: Mr. Bulmer provided an overview of the process up to this time in identifying and selecting a cable provider. He acknowledged the member of the Committee, Kevin Fleming, Amy Kodak, and Ron Santangelo.

Mr. Bulmer provided an analysis of the four proposals and analysis by the M Group who served as the Committee's consultant.

Of the 420 residents, 236 returned ballots. Mr. Santangelo stated this was the highest return of votes ever received in Monterey (66.7% voting for Hotwire). Voted was verified by Phillips Harvey Group, VOM Auditors

Questions were received and addressed from the audience concerning infrastructure provisions and service metrics involving a ten-year contract.

A motion was made by Mr. Bulmer to approve the next step of final contract negotiation with Hotwire, seconded by Linda Altemus, with all voting in favor.

Clubhouse Report: Grant Giddens reported that Clubhouse parking lot lights are in permitting. Separate proposals are being sought for pool umbrellas and backup mechanical locks for doorways.

The Board asked that an additional quote for interior Clubhouse repairs be obtained. Mr. Dorrill was asked for a separate quote.

Discussion took place regarding implementing new policies for Clubhouse use. Discussion centered around fees, deposits, sizes of groups, purposes of functions and security. An informal questioning of the Board regarding permitting Business Meetings showed the majority of the Board was not in favor of having outside businesses holding meeting in the Clubhouse. The question was asked whether that would extend to a resident holding a holiday party for their company? No formal vote was taken. The items related to the Clubhouses uses was tabled until the next meeting.

Ms. Kodak left the meeting at 7:20 p.m.

Traffic Committee:

Frank Woodward provided an overview of traffic control devices. Radar devices were estimated to cost \$8,849 plus \$1000 for installation with additional complications related to obtaining electrical service and separate meters costs. An alternative is to install speed bumps and line-of-site trimming. Board suggested that we try two speed bumps on West Mission to start.

Mr. Bulmer left the meeting at 7:45 p.m.

New Business:

Discussion took place regarding a review of resident swim lessons at common area pool. Bob Murrell noted that the Board had previously approved swim lesson use on Tuesday and Thursday between 9:00am and 12 noon.

Discussion took place regarding additional resident owned homes being made available to friends or family and a possible policy revision for the Board to consider. No action was taken at this meeting.

Street-sign painting was discussed in order to match the new mailbox color. Steve Miller suggested that we obtain coat paint existing signage as well as all new hardware. This could be implemented in phases in the 2020 year.

Manager's Report:

Neil Dorrill reported that the exterior gatehouse repairs have had to be rescheduled. Repairs and painting have been started on the Orange Blossom Wall including the portion facing the pool area next door. An update was given regarding the perimeter fence repair in the northwest preserve area where the prior fence had collapsed due to corroded fence poles.

Neil Dorrill presented an FPL proposal regarding possible LED lights on 103 street lights (FPL's count). The savings would result in approximately \$60/month. It would cost approximately \$5000 to do the conversion and result in a 6 ½ year payoff. No decision was made.

Neil Dorrill updated the Board on letters being sent from Attorney Kyla Thompson regarding easement issues and plans to proceed to correcting violations. An engineer will now be involved in order to determine what measures need to be taken to restore easements to the designed and intended purposes. Once violations are identified, owners will notified of needed action to clear up violations.

Adjournment

With no further business the meeting was adjourned at 8:27 p.m.