

MONTEREY MASTER OWNERS ASSOCIATION  
BOARD MEETING MINUTES  
Monday, October 12, 2020  
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 Monday, October 12, 2020 at 6:30 p.m. at the Association Clubhouse.

Mr. Miller called the meeting to order at 6:30 p.m. with the following members present:

<b>DIRECTORS PRESENT:</b>	Linda Altemus	<b>DIRECTORS ABSENT:</b>
	Bob Bulmer	
	Lady Carlyon Coates	
	Tyler Day	
	Steve Miller	
	Bob Murrell	
	Mariusz Pieczalski	

**ALSO PRESENT:** W. Neil Dorrill, Manager, Dorrill Management  
Christopher, Dorrill Management  
Ken Hess, Dorrill Management  
Grant Giddens, Dorrill Management

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

Approval of Minutes: of August 18, 2020 **on a motion by Mr. Bulmer second by Mr. Day and passed unanimously.**

#### COMMITTEE REPORTS

Financial Report: At August 31, current assets were \$1,162,082, with a \$780,265 for reserves. The YTD revenues are \$963,743, which were favorable to budget. Expenses were \$909,501 which were also favorable to budget by \$51,897. Most of these items were delayed due to COVID. The net income at the end of August is \$54,243.

**A motion to accept the Treasurer's Report was made by Bob Murrell, seconded by Bob Bulmer the financials were accepted unanimously.**

Community Center/Security: Market Rate Adjustment for Guardhouse Employees; Mr. Miller indicated that \$15k of Budget occupies the Security Contract. It was noted that the intent of the report is to meet or exceed market rate values satisfactory to the hourly guardhouse employees. The request is to raise the \$181k to \$230k, approximately a \$49k increase. The increase in negotiation is made up of the total number of hours, market pay rates, and overhead. Discussion occurred related to the idea of issuing bonuses versus pay increases. Additional conversation occurred related to an employee becoming a contracted employee. Mr. Dorrill noted that there has been pay rate increases in the past without markup to the overall contract bill rate. Mr. Miller made a motion for the increase, a second by Mr. Bulmer, and all-in favor.

## **NEW BUSINESS**

Short Term Rental Violations and Annual Lease Procedures: Leann Bosch spoke about the short-term VRBO/Airbnb violation. The association is in a good position to follow through with a lawsuit if constitutes necessary. A pre-suit mediation demand has been already been drafted. The board was also made aware of county code violations against the same property related to weed abatement and a re-roof violation. A motion to proceed with a separate demand letter for landscape/roof compliance. All in favor with none opposed.

Update on Rear Year Drainage: Mr. Dorrill indicated that maintenance has been performed to clean riprap collars. In addition, Sewer Viewer has been in. Jim Carr discussed the nature of the encroachments. Catch basins were identified making sure they are not blocked or filled. Problem areas include sections of Cordoba Circle and Laguna Way. Also, rear yards between Mission and Sevilla. Leann Bosch communicated about drainage encroachments. The next step will be to contact all lot owners with issues and seek voluntary compliance with a deadline. If compliance does not occur, the county will proceed with code enforcement. A motion was made to bring all non-compliance issues to the board/committee with determination for fines.

Sidewalk Inventory & Cleaning: Concerns related to sidewalk pressure washing were advised. Areas in MSFN have been examined. Arrangements are being made to clean these and other areas.

## **OLD BUSINESS**

Roadway Striping: Striping has been scheduled and cancelled on three different occasions due to heavy rain. The contractor met with Mr. Miller and DMG to perform additional striping.

Landscape/Algae Control: Canopy tree trimming will be performed by Keeping it Green. Annual winter flowers have been authorized and will be installed closer to Thanksgiving. Enhanced algae control and lake spraying have been completed. Lakes will continue to be monitored for further skimming if necessary.

**A motion to appoint a replacement Secretary to Michelle Corsarie was made by Mr. Miller, seconded by Mr. Bulmer, with all in favor.**

#### **OTHER BUSINESS**

Social Committee: Catered holiday events were discussed. Mr. Miller brought up concerns related to trolley event. Halloween participation and guest entry were examined.

#### **Adjournment**

With no further business the meeting was adjourned at 8:28 **on a motion by Mr. Miller and a second by Mr. Day, all were in favor.**