

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING MINUTES
Thursday, November 19, 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 Thursday, November 19, 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:

DIRECTORS PRESENT:	Linda Altemus	DIRECTORS ABSENT:
	Bob Bulmer	
	Tyler Day	
	Steve Miller	
	Mariusz Pieczalski	

ALSO PRESENT: W. Neil Dorrill, Manager, Dorrill Management
Christopher, 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 October 12, 2020 **on a motion by Mr. Miller second by Ms. Altemus and passed unanimously.**

COMMITTEE REPORTS

Financial Report: The YTD revenues reflect \$1,318,904. Linda noted a timing issue due to the maintenance assessment billing. Adjusted revenues indicate \$1,223,998, which were favorable to budget. Expenses were \$1,169,617. Again, most of these items were delayed due to COVID. The net income at the end of October is \$87,640.

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

Social Committee: Michelle Corsaire presented postponing the year-end party. Instead, the committee is exploring more socially distancing events, such as Santa riding through the neighborhood. The association will be hosting their first-annual holiday lighting competition. Through December, neighbors can nominate one another. The top 5 winners will be decided upon the committee, with a gift card or certificate to the top finalist.

NEW BUSINESS

Short Term Rental Violations, Landscape Repairs, Mannino Residence: 8114 Costa Brava; The Single-Family Neighborhood continues to work with the attorney in the demand process. As the demand approaches the deadline, the foreclosure process will begin. In addition, the Master Association has a claim against the residence to obtain an injunction to recover attorney's costs related to short-term rental violations. Regarding landscape repairs, the SFN is pricing irrigation repairs, as well to re-sod the residence.

Recommendation to Approve Final Allied Security Addendum: Neil presented the final addendum to the security contract. It was negotiated a lower rate with a reduction of approximately \$17k. The former agreement showed additional call-out and uniform costs. Those were re-negotiated. **A motion to approve the amended security contract was made by Mr. Miller, seconded by Ms. Altemus, with all in favor.**

OLD BUSINESS

Roadway Striping: Striping was complete. The management team was pleased with the work provided.

Algae Control: Algae was addressed/completed with skimming and supplemental treatments.

Tree Pruning & Annual Flowers: Keepin' It Green performed/completed tree trimming as well as installation of annual flowers and mulch.

Pressure Washing: Mr. Dorrill noted that the October minutes reflected pressure washing needs. Additional areas were also discussed for problem areas around the neighborhood. Geographically, the Board felt that a few of these areas were the responsibility of the Master Association versus the sub-association.

Rear-Yard Drainage Encroachments: Demand letters are scheduled to be mailed in January. Residents who receive those letters as a result of the survey, will have the opportunity to address their issues with the board in February.

OTHER BUSINESS

Mr. Miller spoke about the issues and complaints of vandalization that has occurred at the Clubhouse. In the board's efforts, it has been difficult to "police" these incidents. Discussions has been made at prior meetings related to purchasing additional security cameras.

Mr. Miller also addressed re-evaluating rules related to "No-Work Sundays." Furthermore, the importance for residents to acknowledge/abide by these rules instead of placing the responsibility solely on the guards. The intention of the rules is for noise purposes.

Adjournment

With no further business the meeting was adjourned at 7:03 **on a motion by Mr. Miller and a second by Mr. Day, all were in favor.**