

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING
THURSDAY, MAY 16, 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 May 16, 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
Amy Kodak (by phone)
Lori Marshall
Bob Murrell
Ron Santangelo

ABSENT: Holly Harmon
Steve Miller

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

Roll/Call Proof of Notice: Mr. Dorrill indicated that a quorum of the Board was present, that the meeting had been properly noticed.

Approval of the April 11, 2019 Minutes: On a motion by Lori Marshall and a second by Linda Altemus, the April 11, 2019 minutes were unanimously approved with one change: Page 2 of the minutes reflected the submission of documents to the Adamczyk firm. This was corrected to reflect that it was submitted to the Faulk Law firm.

Report of Committees

Mailboxes: Bob Bulmer reported that the installation of the new mailboxes will begin around July 1, 2019. The installation of the boxes will begin on Mission Drive to the right of the Clubhouse. The Single Family Neighborhood will be installed first since they were the first to agree to the project. Streets connecting to Mission Drive will be done as the installation progresses along Mission Drive. For example, Cordoba will be the completed as the installation progresses past Cordoba. The installers expect to be able to complete 20 mailbox installations per day.

Bulk Cable/ Internet: Bob Bulmer reported that the meetings held to provide information on cable options were well attended by owners. There were a lot of interest and people left feeling their questions were answered. An approved RFP was sent out to five companies. Comcast cannot respond within the allotted time. Therefore, all vendors were given an extra 30 days. Should Comcast not be able to provide an RFP within the extended time, they will be terminated.

Treasurers Report: Ms. Altemus

- Balance Sheet

Ending April 2019, the Master Association had \$1.2 million in total current assets with \$202,196 operating cash, \$754,672 in reserves. Liabilities were \$13,867 in payables, and the outstanding bank loan balance \$1,973,391.

- Income Statement

Revenue \$94,777 and expenses of \$132,863.

Year to Date total net loss of \$29,192.

Ms. Altemus proposed a revision to streamline the accounts payable process by allowing the Facility Director and Mr. Dorrill to authorize budgeted items. A motion was made by Bob Bulmer to allow authorization by the Facility Manager and Mr. Dorrill of budgeted items. The motion was seconded by Bob Murrell with all voting in favor.

Ms. Altemus also reported that the engagement letter was signed for the Auditor, and field work is scheduled to begin the week of May 20, 2019. A preliminary report is expected to be presented at the July Board Meeting by Philip Harvey.

Presidents Report: Ron Santangelo

Mr. Santangelo reported that Front Steps, the website vendor, has not been responsive. Linda Altemus recommended cutting ties with Front Steps. Mr. Santangelo suggest three other potential vendors have been suggested with the help of Grant Giddens, Facility Director.

Mr. Santangelo discussed traffic and speeding issues. Options were discussed were cameras, but related costs were around \$8100.00 per camera. Owner comments included signage and the possibility of using the flashing signs displaying the vehicles speed. No decision was reached.

Kevin Yue reported that a PUD modification has been sought and a response form the County should forthcoming soon. A shade structure for the playground is being sought in order to keep the playground equipment from becoming too hot. Three vendors have been contacted for quotes of the shade cover.

Lori Marshall reported the gatehouse is running well. Exterior and Interior renovations are needed and bids are being sought. She also reported that the Clubhouse is running well and social events have been well attended. A food truck event is scheduled for May 29 and an "End of School Year Party" on May 30.

Bob Murrell reported that the first draft of changes to the documents is being worked on.

Grant Giddens reported that all was well with the office and facilities.

Manager's Report

Mr. Dorrill provided updates on the following:

- A survey of critical drainage encroachments in the area of east Mission and Cordoba are being conducted. A plan to develop a suggested course of action is being sought with the advice of a law firm.
- One third of the developments underground drainage pipes will be scoped each year to make sure the pipes are not blocked with debris or roots. This will ensure proper drainage. The vendor, Sewer Viewer, is doing the work.
- Repairs to the guard gate amounted to \$2,400. The incident was caught on video.
- One open item is the lack of central irrigation at San Miguel and Mission. The owner impacted has turned down an offer from the Board to rectify the situation.
- The recently resurfaced parking lot has been experiencing ponding of water and draining properly. The vendor has not yet been paid and the engineers overseeing the project are looking at the issues. Also, the spilled asphalt sealer has been power washed and is 95% cleaned.

Lori Marshall stated that the top coating on the parking lot was not done. The top coating was not required as part of the contract since new/original asphalt was being installed.

Ron Santangelo stated that there is a plan to replace the parking lighting in the Clubhouse parking lot. Mr. Miller has been authorized to execute the agreement in an amount not to exceed \$77,000

Owner Comments

Mr. Barry raised an issue regarding his son and the letter sent to him from the Association. The Board President provided the Association's response. There was additional discussion of the issue from various members and Board Members.

Adjournment

With no further business the meeting was adjourned at 8:29 p.m.