

Villa Monterey Homeowners Association
Board of Directors Meeting
April 8, 2009

I. CALL TO ORDER:

A. President Skip Kruszona called the Board meeting to order at 5:30 p.m. at the Association's Clubhouse.

B. Roll Call / Board Members Present:

President - Skip Kruszona
Vice President – Michael Campbell
Treasurer – Terri Jackson
Secretary – Vacant
Director – Rose Smutko
Director – Greg Smutko
Director – Patty Werdowatz

C. Others Present:

Nadya Klima, Curtis Management Company
Gloria Newman, Recording Secretary
Various Homeowners

II. COMMITTEES:

- A. CC&R's Review Committee – Chair Bloomberg wanted to hold off until the Annual Meeting.
- B. Clubhouse Committee – Chair Campbell and Board wanted to hold off until the Annual Meeting.
- C. Landscape Committee – Under Landscape
- D. Parking Patrol Committee – Chair Holmes wanted to hold off until the Annual Meeting.

III. MINUTES:

A. The Board members *MSUC approved the March 11, 2009 Regular minutes, as amended.

IV. FINANCIALS:

A. The Board members *MSUC accepted the financials ending March 31, 2009, subject to independent audit.

V. DELINQUENCY LIST:

A. The Board members reviewed the current delinquent analysis ending March 31, 2009 and no actions were necessary.

VI. LANDSCAPE:

A. The Board members reviewed the landscape walkthrough dated March 25, 2009.

B. Landscape Projects – Chair Smutko stated that Grants will not be granted to the association due to having the Smart Water Controllers already installed.

*MSUC ~ (Moved, Seconded, and Unanimously Carried)

VII. CORRESPONDENCE:

- A. Violation Logs – The Board members reviewed the March 2009 violation logs.
- B. Edge Park Way – The Board members reviewed a response from a homeowner regarding a satellite dish on the roof. The Board members *MSUC to inform resident that an Architectural Request Form must be submitted.
- C. Rimpark Ln. – The Board members reviewed a response from a homeowner regarding painting a garage door. The Board agreed to paint the garage door.
- D. Edgepark Way – The Board members reviewed a copy of a correspondence relating to a patio cover.
- E. Rimpark Ln. – The Board members reviewed a copy of a correspondence relating to her windows.

VIII. MAINTENANCE:

- A. Work Order Reports - The Board members reviewed the March 2009 work order reports.
- B. Park Crest Ln. – The Board members reviewed a correspondence from Andy Attwood, the associations maintenance contractor regarding water intrusion.

C.

IX. UNFINISHED BUSINESS

- A. Rules and Regulations – The Board members *MSUC tabled.

X. NEW BUSINESS:

- A. John Marsh – An article in the newsletter informing residents of his life and the date, time, and location of his memorial service.
- B. Pool Lock Up – The Board *MSUC approved others to take over the job of locking up the pool at a fee of \$100.00 per month.
- C. Garage Sale – Tabled
- D. Pro-Tech Painting – Tabled
- E. Newsletter Items –
 - 1.) Recall of existing Board members and the repeal of the recently approved CC&Rs & Bylaws.
 - 2.) Update on the Canyon Rim Renovation Project.
 - 3.) Water restrictions.
 - 4.) Thanking previous Board members of a job well done.

*MSUC ~ (Moved, Seconded, and Unanimously Carried)

XI. NEXT MEETING:

- A. The next scheduled Board meeting is Wednesday, May 13, 2009 at 6:00 p.m. in the Association's Clubhouse.

XII. ADJOURNMENT:

- A. The Board members *MSUC adjourned the meeting at 6:05 p.m.

Board Secretary: _____

Date: _____

*MSUC ~ (Moved, Seconded, and Unanimously Carried)