

Casita Colony Recreation Association

VILLA MONTEREY III ANNUAL MEETING Minutes
February 11th, 2023

CALL TO ORDER

The annual meeting of the Villa Monterey III was called to order by Jerry Wortham.

Jerry requested notification of quorum from Secretary Stephanie Tumbleston: Quorum confirmed.

ROLL CALL

Board members in attendance: Jerry Wortham, Stephanie Tumbleston, Michelle Bussiere, Lynn Stilger, Elizabeth Rehling. Alternates John Baughn & Lynn Helferich

- Current board & alternates recognition and introduction.
- Board members exiting: Lynn Stilger & Jerry Wortham
- Election results: New members & Bi-law regulations change
 - John Baughn & Russell Martin elected
 - Approved change: board members must reside in VMIII 9 months or more per year
39 approved, 11 rejected
- Recognition of volunteers & committee members
 - Penelope Myers, Karen Fleming, Steve Sumerall, Gus Meyers, Sue, Helen Dowell, John & Donna Baldwin, Kathrine Baughn, Lynn Helferich
 - Neighborhood watch committee volunteer members
 - Elizabeth Rehling, Hilary Petta,
 - March 11th Watch coffee meeting with guests- more info to follow
 - Exiting committee members
 - Penelope Meyers (Email Blast & Roster)
 - Helen Dowell (property maintenance)
 - Replacement for email blast & roster- Diane Botica
- New homeowner's recognition & welcome to VMIII
 - Seven home sales this year

APPROVAL OF 2022 Annual Meeting Minutes-

- Motion to approve Elizabeth Rehling
- Second
- Motion carried unanimous

TREASURER'S REPORT

Michelle reports- 2022 & 2023

- Recap of 2022 expenses & year to date
- 2022 completed with transfer of \$5000 into reserve fund
- 2022 expenditures were \$63,0000 : \$2400 under budget
- 2022 reserve expenses \$18,000 : \$9000 over budget
 - Current reserve fund \$32,000
 - Unexpected items for 2022 expenses listed below
 - Stucco wall in common Ramada area due to water damages
 - Ramada roof and fascia boards replacement
 - Budget copies available for pick up and review for all
 - March books to be closed with expected \$5000 to \$8000 funds to move to reserve fund
 - Dues increase were implemented with increased inflation \$50 per year

- 2023 Budget review
 - Review & approved by board at December meeting
 - Additional line items added for stucco wall repairs
 - Inflation consideration added at 5%
 - Copies available and were sent with annual meeting packets
- Reserve fund review
 - \$32,000 current balance
 - Percent of usage is 70% being maintained
 - Expenditures 2022
 - Ozone pool system
 - Stucco repairs and painting
 - Ramada fascia board & paint including roof
 - Cabana trim & molding repairs & painting
 - North wall walk through repairs & painting
 - Expenditures 2023 planned
 - Front roundabout maintenance
 - Walk through wall painting
 - Stucco common area repairs & painting
 - 3 total phases: phase 2 to be completed

Motion for approval financial reports:

Motion to approve

Second

Motion carried unanimous

NEW BUSINESS & PRIOR BUSINESS REVIEW

- Home Modification and Change of Ownership Chairperson introduction
 - Lynn Helferich handles change of ownership
 - John Baughn handles home modification
 - All submissions to the city will be handled for homeowner's by HOA chairperson
- Social Committee Survey
 - Available to complete for planning
- Book club started
 - Request for participation and information provided
- Community comments and awareness notifications
 - Roundabout maintenance issues
 - Sewer line issues around neighborhood homes
- Operational points
 - Home sales
 - 2020 (15 homes), 2021 (7 homes), 2022 (8 homes)
 - Current average price \$521,000 up 16% over 2021
 - Average age, 2022 – 65 years old
 - Ballot response:
 - 64% received electronically

President Jerry Wortham graciously appreciates the opportunity for years of service on VMII board.

Motion to Adjourn

Motion Michelle

Second

Motion carried unanimous

Secretary, Stephanie Tumbleston