

Montefino Village Board of Directors Meeting

Open Session

Community Clubhouse

Monday March 23, 2015

Call to order: Meeting called to order by Kate Marrinan at 6:30 pm.

Election of Officers:

Kate Marrinan, President

Mark Maynard, VP/Tres.

Donna Long, Secretary

Roberta Trani, Tom Kuk Board Members.

All Agreed, motion passed.

Board Members absent: none

Management Present: Lynne Nagore, Community Manager

Guests Present: 2 Homeowners

Open Forum: 2 homeowners present. One homeowner thanked the members for their participation in continuing the HOA. The work is appreciated.

Other concerns: Older gate-fob remotes do not work on both gates. New remotes are available with the management company to use at both gates, at a cost of \$55.00 to residents.

Water flooding at 1852, this is being addressed by Valley Crest. (private residence)

Need emergency number for Premier Management posted on bulletin boards. (homeowner agreed to post)

Need to check on cleaning/repair or possible replacement of grill by clubhouse. Homeowner noted it is in bad repair and very dirty. Lynne is having it checked by maintenance. Mentioned users should be cleaning when finished with grill.

Tom Kuk mentioned to approve January minutes. Mark Maynard seconded, all agree. Passed

Review of Financial Report:

Page 7, what is \$647.75 insurance payment.

Page 13, Review cost of Light Winner. (should be paid by Ocotillo) Lynne verified 3/24 that this was a recording error. Was paid by Ocotillo.

Page 6, Check ADT costs. Shows \$162.75 (should be \$47.22 month)

Page 13, Check the \$75.00 reimbursement to a resident.

Page 24, Check gate-fob remote pricing and cost to homeowners.

Lynne to address and report back to board on above items.

Mark Maynard Motion to approve financial report with above items being addressed. Tom Kuk seconded, all agree, motion passed.

Old Business:

Homeowners complaints on key-fob remotes for gates. Will check further on costs for new key-fob remotes from current and other vendors.

Need to purge memory for gate codes no longer in use. (this was completed 3/26)

New Business:

Exterior wall painting. Needs to include Gate House and Club House. Need to be sure correct repairs are done on walls etc.

Need to verify if paint contractor can do these repairs, or do we need to get a separate bid.

Bids should be available by April 3, 2015.

Need view fence repair bids. Lynne to secure ASAP.

Need to advise homeowners of their responsibility to keep standing water away from interior face and foundation of exterior walls around their property. Possibly their liability if water continues to soak through and damage the foundation and walls.

Review collection time frame. Has this changed? Fees are those in effect in the current Montefino contract with Premier.

Requested recommendations from Premier before Board authorizes legal proceedings for payment delinquency matters.

Dead pine tree needs to be removed at 1994/2000. Motion to pass by Tom Kuk, all agreed, approved.

Landscaping: Proposal to aerate turf for summer grass. Motion to pass by Mark Maynard, all agreed, approved.

Board is requesting more detailed information on areas and cost for the turf replacement bid from Valleycrest. Other options should also be suggested for appropriate sites and included in the bid.

Discussion of completion of flower planting at the 3 corners and roundabouts. To be determined and finished by April 10, 2015.

Next meeting: Monday April 27, 2015, 6:30 PM , Club House.

Respectfully submitted by,

Donna Long, Recording Secretary

