

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

1. Call to Order / Establish Quorum (Roll Call): Meeting called to order at 5:50 pm by Lori Strusis. Roll call: Lori Strusis, President; Gail Evans, Vice President; Shelley Neal, Secretary; Rin Deeds; Director, and Arlene Steele, Director. Also present was Rachael Milroy, Community Manager. Mary Kelly, Treasurer and Penny Matthews, Director, absent. 12 members present.
2. Adoption of Agenda: Rin Deeds moved to adopt the agenda, seconded by Shelley Beal, motion carried.
3. Open Forum. One member spoke.
4. Memorial(s): Dave Bengtson #94, Jean Newman #117 and Jesse Velazquez #138.
5. President's Report: Good Evening, and thanks for taking the time to participate in the Budget and Board of Directors' Meetings. We appreciate your time to come to the meetings and voice your comments, if any.

It is great to see how well the community is doing after opening up all of the amenities. There should be a lot of use at the pools with the past heat wave and the hot weather predicted in the future weeks. With the North Pool open now to family and friends all day, please remember the following important items: Do not turn on the hose to fill the pool or spa, make sure to take all your items home with you, please shut off the water and lights in the bathrooms, and do not push the emergency shut off button, for the spa, unless there is an emergency.

With fire season upon us, look around your home to see if there are any fire hazards or trees that need trimming. Get yourselves prepared by putting important documents together that you would grab in case you have to leave your home suddenly.

On a high note, our Shuffleboard-Corn hole event was a great success! We had close to 50 people and everyone was at the lanes or throwing bags for the entire event. We have set our next event for August 6th, so please mark your calendars! The Recreation committee purchased two Corn hole sets for the event, so remember they are in the shed and available anytime you would like to set them up and play with friends or family.

Here's to a great start to summer in Montevelle.

Thank you
Board President Lori Strusis

6. Approval of Minutes:

March 24, 2022 Board Meeting, April 12, 2022 Board Meeting, May 6, 2022
Board Meeting and June 15, 2022 Executive meeting: Personnel. Gail Evans

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

moved to approved the minutes listed above, seconded by Arlene Steel, motion carried.

7. Treasurer's Report: **March, April and May 2022.**

The financial records for month end of March, April and May 2022 have been reviewed by the Treasurer and two board members and are hereby ratified.

RECAP from Budget Adoption Meeting on June 23, 2022: The new monthly assessment will \$460.00 for fiscal year starting August 1, 2022 through July 31, 2023.

8. Reports:

- a. The Architectural report is included with the Park Service Foreman's report.
- b. The Montevelle Park Foreman's & Maintenance Crew Reports for March, April and May 2022.
- c. Committee Reports:
 - Housekeeping (yes)
 - Personnel (no)
 - Recreation (yes)
 - Safety and Emergency (no)
 - Social Activities (no)

All committee reports received are attached at the end of these minutes. In addition, committee reports may be found in the Committee Report Binder in the Mill. The following information was presented by committee representatives at today's meeting.

9. Old business **Action items:**

- a. Discussion on 28 day posting of Rules and Regulations for pool rule changes. Gail Evans moved to adopt the change in Rules and Regulations to allow children at the **NORTH POOL** every day, all day, during open season, seconded by Shelley Neal, motion carried.
- b. Discussion on approval of 28 day posting of CC&R's Article 3-5, rental restrictions. Arlene Steele moved to adopt the CC&R rules for Article's 3-5, Rental Restrictions, Seconded by Rin Deeds, motion carried.

10. New Business:

- a. Discussion of application for deck repair and extension for lot #44. Flags have been placed to review deck plans. (No change is square footage just

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

- design). Rin Deeds moved to approve the deck extension and setback for lot 44, seconded by Shelley Neal, motion carried.
- b. Discussion of application for new fence installation with a variance for a shed on the fence line at #142. Property survey line has been done for board review. Gail Evans moved to approve a 6' fence and shed on the property line between lots 142 & 141, seconded by Shelley Neal, motion carried.
 - c. Discussion of application for roof height increase to 16 feet for lot #116. Does not block view of and homes, and is at the end of cul-de-sac. Gail Evans moved to approve the variance of a 16' roof pitch and set back at lot 116, seconded by Shelley Neal, motion carried.
 - d. **Sewer Update:** The next phase of the sewer project will begin on/around July 25, 2022; this project will affect lots 102-122. The project will begin at the end of Pine Court.

Dates to remember:

4th of July Pet Parade 10:30am (meet on the bridge by the Mill). 4th of July BBQ, 11:00am at the Lodge.

Monthly Board Meeting, July 28, 2022, 6:00pm at the Lodge.

Shuffle Board/ Corn Hole Party, August 6, 2022.

11. Adjourn Meeting: Gail Evans made a motion to adjourn the meeting at 6:21pm, seconded by Rin Deeds, motion carried.

Respectfully submitted,
Rachael Milroy
Montevelle Community Manager
Shelley Neal
Board Secretary.

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

MONTEVALLE TREASURER'S REPORT MAY 2022

OPERATING ACCOUNTS (used for day to day expenses, monthly bills, wages, etc.)

Petty Cash	\$300
Comerica Checking	\$118,989
TOTAL OF ALL OPERATING ACCOUNTS	\$119,289

RESERVE ACCOUNTS (Having a reserve account is required by Civil Code.)
This money is to be used if the repair or replacement is more than \$1,000
and is done less often than every 18 mos.

Santa Cruz County Bank Reserve Checking & HOA Savings	\$552,055
Comerica Reserve Money Market	\$245,101
TOTAL OF ALL RESERVE ACCOUNTS	\$797,156

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$916,445**
(as of May 31, 2022)

Total funds change from April 30, 2022 = -\$58,609.

Anticipated Reserve Fund expenditures for this fiscal year	\$552,771.	
Actual Reserve Fund expenditures spent to end of month	\$252,583.	47%

Assessments and fees in Arrears:

0 residents for 2 months		
1 resident for > 2 months	Lot 208	
Total assessments in arrears		\$28,330

Assessments in Advance:

15 residents for 1 month		
1 residents for 2 months		
0 residents for > 2mths		
Total assessments in advance		\$7,480

unaudited figures

The financial records for Month end May 2022 have been reviewed by the Treasurer and two board members and are hereby ratified.

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

MONTEVALLE TREASURER'S REPORT APRIL 2022

OPERATING ACCOUNTS (used for day to day expenses, monthly bills, wages, etc.)

Petty Cash	\$300
Comerica Checking	\$122,480
TOTAL OF ALL OPERATING ACCOUNTS	\$122,780

RESERVE ACCOUNTS (Having a reserve account is required by Civil Code.)
This money is to be used if the repair or replacement is more than \$1,000
and is done less often than every 18 mos.

Santa Cruz County Bank Reserve Checking & HOA Savings	\$607,172
Comerica Reserve Money Market	\$245,101
TOTAL OF ALL RESERVE ACCOUNTS	\$852,273

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$975,054**
(as of April 30, 2022)

Total funds change from March 31, 2022 = \$849.

Anticipated Reserve Fund expenditures for this fiscal year	\$552,771.	
Actual Reserve Fund expenditures spent to end of month	\$153,560.	28%

Assessments and fees in Arrears:

0 residents for 2 months		
1 resident for > 2 months		Lot 208
Total assessments in arrears		\$27,890

Assessments in Advance:

12 residents for 1 month		
0 residents for 2 months		
0 residents for > 2mths		
Total assessments in advance		\$5,280

unaudited figures

The financial records for Month end April 2022 have been reviewed by the Treasurer and two board members and are hereby ratified.

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

MONTEVALLE TREASURER'S REPORT MARCH 2022

OPERATING ACCOUNTS (used for day to day expenses, monthly bills, wages, etc.)

Petty Cash	\$300
Comerica Checking	\$133,938
TOTAL OF ALL OPERATING ACCOUNTS	\$134,238

RESERVE ACCOUNTS (Having a reserve account is required by Civil Code.)
 This money is to be used if the repair or replacement is more than \$1,000
 and is done less often than every 18 mos.

Santa Cruz County Bank Reserve Checking & HOA Savings	\$594,871
Comerica Reserve Money Market	\$245,096
TOTAL OF ALL RESERVE ACCOUNTS	\$839,967

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$974,205**
 (as of March 31, 2022)

Total funds change from February 28, 2022 = -\$2,845

Anticipated Reserve Fund expenditures for this fiscal year	\$552,771.	
Actual Reserve Fund expenditures spent to end of month	\$130,295.	24%

Assessments and fees in Arrears:

0 residents for 2 months		
1 resident for > 2 months	Lot 208	
Total assessments in arrears		\$27,450

Assessments in Advance:

12 residents for 1 month		
0 residents for 2 months		
0 residents for > 2mths		
Total assessments in advance		\$5,280

unaudited figures

The financial records for Month end March 2022 have been reviewed by the Treasurer and two board members and are hereby ratified.

Montevale of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

Architectural Report 3/22/22-6/16/22

Date:	Name:	Lot#	Job description:	Minor/Major
3/22/22	Holtze	34	Re-roof	Major
3/22/22	Chalmers	31	Add a rail to deck	Minor
3/23/22	Brown	217	Fence	Minor
4/12/22	Gliddon	107	Paint carport	Minor
4/19/22	Mazzanti	112	New windows	Minor
4/40/22	Turley	116	Stain fence	Minor
4/25/22	Schwank	210	Generator	Minor
4/27/22	Carry	147	Dry rot repair	Minor
5/2/22	Turley	116	Stain deck	Minor
5/6/22	Hilderbrand	202	New retaining wall	Minor
5/9/22	Brandt	137	Replace siding	Minor
5/10/22	St Clair	207	Paint house	Minor
5/19/22	Evans	19	Replace window for slider	Major
5/17/22	St Clair	207	Replace carport slats	Minor
5/26/22	Jennings	11	Wall ac units	Minor
6/14/22	Wooten	49	Replace raised garden box	Minor
6/15/22	Murphy	161	Paint door & stain deck	Minor

Park Service Foreman's Report for April-June 2022

Summer is here, and with that comes fire season/dangers. We will be weed whacking around the Montevale fence lines. Aviza has done extensive brush and tree reduction on their property lines. We will be removing some dead and dying trees in the common areas within the next week or two.

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

A friendly reminder for all residents: Please check your roof tops for dried debris, which can be a major factor for flying ash to start a fire. Also, please clear all brush, garbage and any combustibles away from your house and decks.

Phase 5 of the sewer project has been completed and was under budget. Phase 6 will start in late July and will last approximately 2 months. It will involve lots 102-122.

The North pool redwood grove is a great place to have a party in the summer heat, but unfortunately, we cannot BBQ in that area because of high fire danger. We are trying to come up with a solution, so let me know if you have any suggestions.

The Mill remodel is almost complete - come check it out! The lodge is next to replace the 3 rotten doors on the outside.

Please be careful when walking in the Park. There are areas that are tripping hazards because when Montevelle was built, they did not use any rebar in the concrete which has resulted in uneven surfaces. We will be addressing this issue in the future by grinding or replacing the affected areas.

Don't forget about the fourth of July BBQ and pet parade. It's a chance to meet new and old residents, and is always a big hit.

Just another friendly reminder to cut all bushes and shrubs off of the red curb. We need to have the walkways available when the roads are resealed next year. It will be your only means of reaching your homes during the resealing.

Thanks, Tony Steen
Park Foreman.

Ed's Monthly Report March, April and May 2022

1. Landscaping at Ken Karr Park.
2. Rewire lights at Ken Karr Park.
3. Bury Junction Boxes at Ken Karr Park.
4. Mulch Ken Karr Park.
5. New Locks in Mail room.
6. Remove locks on gates at South Pool.
7. Move Back To The Mill Office.
8. Fix Broken Irrigation Head at Ken Karr.
9. Install new pump for Water Wheel.
10. Install Tank Gauge.

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

11. Fertilize and weed control Golf Lawn.
12. Change all timers for Daylight Savings.
13. Fix broken irrigation heads at South Pool Roses.
14. Fix broken irrigation line at South Pool North Gate.
15. Fix irrigation Ponderosa Park Rosemary.
16. Pulling Weeds.
17. Help with Upper Mill Bathroom.
18. Remove and re-install Irrigation pump.
19. Fix broken irrigation line by Water Wheel.
20. Replace batteries in Upper Mill Handicap- Lodge Entrance – Mail Room
21. Open Up Both Pools and Spas.
22. Power wash South Pool and Spa Decks.
23. Power wash all patio furniture.
24. Remodel of Mill Lounge and Bathroom.
25. Hang Mirrors and Drapes.
26. Dump runs from tear down of Upper Mill Lounge and Bathroom.
27. Crack Seal South Pool Deck area.
28. Power wash Shuffle Board area.
29. Replace timer @ North Pool Spa.
30. Fix Front Entrance Lights.
31. Buried Junction Box @ Ken Karr Park. Rewire.
32. Buried Junction Box @ Ponderosa Roses.
33. Install Bendy Board @ Dog House Lawn.
34. Start Up Solar Heating.
35. Replace Actuator For Solar @ South Pool.
36. Replace pump @ Lower Lake Bridge.
37. Install new lights in Maintenance Shed.
38. Re do irrigation behind Mill.
39. Fix broken irrigation @ Mill Island Parking.
40. Hand water areas needed around park.
- 42 Fertilize all Lawns.
43. Clean up North Pool Area around Redwoods.
44. Re plant trees at S. 40.
45. Landscaping @ Ken Karr Park.
46. Put Benches together for Shuffle Board.
47. Pull weeds around park.
48. Microbe treatment in both Lakes.
49. Remove dead trees and plants around park.
50. Fix broken step Mill fire escape stairs.

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

Kevin's Landscape Report April and June 2022

1. Pulling weeds at the old mill.
2. Helping get the pool ready to open back up.
3. Worked at the lodge weeding and trimming.
4. Worked on Mill restroom remodel.
5. Worked at the old mill take off the carpet to put the new floor.
6. Worked by the lower lake trimming and pull weeds up.
7. Worked at the main entrance weeding.
8. Painted the bathroom walls and then did the lawn mower.
9. Worked at the ponderosa park pull up weeds and trimming.
10. Worked weeding around the upper lake.
11. Worked at keen kart park weeding and putting some mulch.
12. Worked at the north pool pulling weeds up and trimming the grass.
13. Worked at the stepping pounds trimming and weeding.
14. Deadheading the roses.

I took a month off for the birth of my baby girl, Kaliope. Kaliope was born on May 3, 2022 and see is a healthy and happy baby.



Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

Housekeeping Committee Report May 2022

- * Diane Overbo and Betty made a shopping trip to replace some missing supplies from the Lodge
- * Took supplies, pillows, new step stool, laundry basket etc. to Lodge and generally tried to ready it for bedroom rentals and resident use of the main room.
- * Had a conversation with Hector, our cleaning contractor regarding improvements needed in the quality of cleanliness of the pool change rooms and Lodge floors.
- * Diane Overbo took matters into her own hands and scrubbed the Lodge kitchen floor until it now looks like new, and no longer has a grey ring around the edge of it.
- * Moved computer and monitor back to Mill as per Greg's request.
- * Took discarded electronics to Grey Bears for recycling.
- * Checked the pool change rooms at the North pool and identified some needed improvements.
- * Did some detail cleaning at the South pool change rooms.
- * More residents voiced their dissatisfaction with the quality of the cleaning.
- * Diane and Betty swept leaves and spider webs from the back of the Lodge that nobody seems to get to.
- * We are compiling a list of needed improvements such as painting certain areas and shabby doors etc. and will submit to the Board

Betty Dodd Chair
Housekeeping Committee (Property Enhancement)
May 2022

Montevelle Rec Committee Minutes – Meeting 5/6/22

Present: Peter Tyzack - Chair, members: Sylvia Lee, Paul Machlis, Gail Evans, Shelley Neal, Suzy Hunt; and Board Liaison - Lori Strusis

Updating pool rules:

Because the Board passed a ruling that all Montevelle rules will return to pre-Covid, the pool rules will also return to pre-Covid as follows:

Montevelle of Scotts Valley, Inc.
BOARD Meeting
June 23, 2022 5:30pm Lodge

North Pool open 9am-9pm, residents and guests (limited to 8 per household, no children between 2-5pm for next 28 days while Notice of Change to Regulations is posted).

South Pool open 8am-10pm. Guests permitted 8am – 10pm except during water aerobics classes which are 10-11am Tuesdays, Thursdays and Saturdays and 2-3pm Tuesdays and Thursdays. No children permitted between 2-6pm.

Paul brought his version of a flier to go out to residents updating pool requirements. Committee also had a copy that Montevelle Manager, Rachael Milroy drafted. Review included: noting that the South Pool closes on the first Monday in November, not October 31st, and emphasizing the importance of stating that guests must be accompanied at all times by a Montevelle resident, and that resident guests are limited to a maximum of 8 people. Paul will update his version and submit to Rachael for sending out to residents by Monday, May 9th.

Committee member oversight of recreational areas:

North Pool: Richard and Judy Smith told Paul they could keep an eye on it as they live nearby. Paul will check in on weekends.

South Pool: Peter on weekends and (someone will ask?) Paul will check on the weekend of May 14th and 15th as Peter will be out of town.

Shuffleboard area: Peter will cover this, Lori will check it while Peter is away in the next couple weeks

Mill Game Room: Shelley

Mill Gym: Paul occasionally

Shuffleboard party: Scheduled for May 21 at 4pm

Lori will ask Ed to put out a sandwich board sign to announce the event, and to put out the equipment and set up at the event, including moving the garbage can from the south pool. She will also look into the water cooler, cups and paper goods. Anyone have Bounce laundry sheets for bee and wasp management?

Shelley will ask Rachael to put out an email to residents and paper announcements in the mailboxes of those who do not have email addresses. (Shelley found a flyer from the 2019 event and will have Rachael update this). Attendees will be asked to bring a beverage and either a savory or sweet dish to share. Rec Committee members are asked to be at the site at 3:30 pm to help set up. Paul has a previous commitment so will not be available that afternoon. Updated: Former Rec Cmte member Fred Logan was asked and has agreed to help with the event.