

Montevelle of Scotts Valley, Inc.
BOARD Meeting June 29, 2023 6:00 pm

1. The meeting was called to order at 6:00 pm by Lori Strusis. All board members were present. Lori Strusis, President; Gail Evans, Vice President; Shelley Neal, Secretary; Carolee Curtin, Treasurer; Rinley Deeds, Director; Julia Halladay, Director; and Mary Kelly, Director.
2. Adoption of Agenda: Gail Evans moved to adopt the agenda, seconded by Julia Halladay, motion carried.
3. Open Forum: 8 residents spoke.
4. Memorial(s): Wilma McHenry #139, Les Casey #109 and Ernie Anderson #174.
5. President's Report:

Good evening and thanks for your participation in our June Board Meeting. This message will be short and sweet as many of our activities around the park continue from our last meeting. Probably the most major problem is the geese, both defecating on every square inch of lawn and path, as well as attacking some of the dogs on walks. We have reminded people not to feed the geese, as it is illegal to do so and we need them to move on as soon as the goslings can fly. Remember, this is not the correct diet for the Geese and they need to learn to forage for their migrating life style.

We are excited for our 4th of July Event next Tuesday. The event was moved to the Mill in anticipation of the heat wave into the 90's. Unfortunately, for the last month the weather has been very unpredictable! Monday was supposed to be 93 and now it is 78 with the 4th the same. We will see how the Mill works out for this year and we can always go back to the Lodge next year. We have a good crowd coming of over 90 people, a good 'ol fashioned BBQ, a great band, and fun times for all.

Our new hopeful date for the North Pool opening is July 16th. We had a back order of coping, and we can't resurface the pool until that is completed.

The fire department's inspection of all the properties in Montevelle is still ongoing. If they have not come to you, be pro-active and check to see there is no tree foliage or tall bushes closer than 10 ft from your roof or other structures. Also, please have this taken care of in case your insurance company does a surprise visit!

Don't forget to mark your calendar for our next party at the Shuffleboard Courts on August 12th from 4-7. Residents bring a Savory/Sweet to share and wines or other beverages to share. Enjoy visiting, playing Shuffleboard, Corn Hole, and Horse Shoes. See you there!

Lori Strusis
President of Montevelle

6. Approval of Minutes:
 - a. Board Meeting
 - April 27, 2023
 - Budget Adoption Meeting, June 1, 2023
 - b. Executive meetings
 - May 1, 2023, Personnel.
 - May 5, 2023, May 10, 2023, Contracts
 - May 24, 2023, Personnel and Contracts
 - May 30, 2023, Personnel

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Gail Evans moved to approve all board minutes, seconded by Mary Kelly, motion carried.

7. Treasurer's Report: April and May 2023. The May 2023 Treasurer's report was read by Carolee Curtin, Treasurer. The financial records for Month end May 2023 have been reviewed by the Treasurer and two board members and are hereby ratified.
8. Reports:
 - a. The Architectural report is included with the Park Service Foreman's report.
 - b. Montevelle Park Foreman's & Maintenance Report for April and May 2023.
 - c. Committee Reports:
 - i. Bylaws (N)
 - ii. Housekeeping (Y)
 - iii. Personnel (N)
 - iv. Recreation (Y)
 - v. Safety and Emergency (N)
 - vi. Senior Resources (N)
 - vii. Social Activities (Y)
 - viii. Ad-hoc Committee from Mural at Pool (N)

All committee reports received will be attached at the end of the minutes for this meeting. In addition, committee reports are all in the Committee Report Binder in the Mill.

9. Old business:
 - a. Sewer update: The next phase will be on Montevelle Drive after completion of the failed storm drain work.
 - b. The Replacement of the failed storm drain between Lots 142 and 128 on Mountain View Drive is scheduled to begin in November 2023.
 - c. Discussion Item: Mural paintings on far wall of the South pool. Rinley Deeds advised that a committee has been formed and they plan to meet this coming week.

10. New Business:

- a. A/C Guidelines: Posted for 30-day member comments. There were no comments.

Gail Evans moved to approve the updated A/C guidelines, seconded by Lori Strusis, motion carried.

- b. Discussion to suspend the Personnel committee and designate a Board member to serve as liaison to the staff. Gail Evans moved to temporarily suspend the Personnel committee, seconded by Carolee Curtin, motion carried. Carolee Curtin will remain as Board liaison to staff.
 - c. Fishing in lakes. This item is tabled for the next board meeting.
 - d. Discussion on feeding the Geese: Please do not feed the geese; they can be safely discouraged by laser beams and low impact blowers.
 - e. North Pool status and South Pool swimming:

Lori Strusis moved to temporarily change SOUTH POOL hours for adults only from 3:00 pm to 6:00 pm, except Tuesday, Thursday during water aerobics times, seconded by Gail Evans, motion carried.

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- f. Thank you to Greg Edmundson
Greg was presented with a thank you card and gift certificate from the Board for all of the work that he does for Montevelle, including: The Mirror, the Directory, completion of lighting for the new sign at the South Entrance, all of the lighting for the remodel of upstairs at the Mill, the water aerobics sign and clock, computer support for staff, audio for events at the Mill and Lodge, etc. THANK YOU, GREG, FROM THE BOARD AND ALL OF THE RESIDENTS!!
11. Adjourn Meeting. Lori Strusis moved to adjourn the meeting at 7:18pm, seconded by Gail Evans, motion carried.

Dates to Remember: Board Meeting, July 27, 2023, 6:00pm, Mill

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MONTEVALLE TREASURER'S REPORT MAY 2023

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

Petty Cash	\$300
Comerica Checking	\$97,006
TOTAL OF ALL OPERATING ACCOUNTS	\$97,306

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	\$672,456
Comerica Reserve Money Market	\$245,810
TOTAL OF ALL RESERVE ACCOUNTS	\$935,987

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$1,030,076**
(as of May 31,2023)

Total funds change from April 30,2023 = -14,503.00

Anticipated Reserve Fund expenditures for this fiscal year	1,009,235.	
Actual Reserve Fund expenditures spent to end of month	\$273,329.	27%

Assessments and fees in Arrears:

0 residents for 2 months		
1 resident for > 2 months	Lot 208	\$27,010
Total assessments in arrears		

Assessments in Advance:

18 residents for 1 month		
2 residents for 2 months		
0 residents for > 2mths		
Total assessments in advance		\$10,110

unaudited figures

The financial records for Month end May 2023 have been reviewed by the Treasurer and two board members and are hereby ratified.

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MONTEVALLE TREASURER'S REPORT APRIL 2023

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

Petty Cash	\$300
Comerica Checking	\$93,789
TOTAL OF ALL OPERATING ACCOUNTS	\$94,089

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	\$690,280
Comerica Reserve Money Market	\$245,706
TOTAL OF ALL RESERVE ACCOUNTS	\$935,987

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$1,030,076**
(as of April 30,2023)

Total funds change from March 31,2023 = \$41,668.00

Anticipated Reserve Fund expenditures for this fiscal year	1,009,235.	
Actual Reserve Fund expenditures spent to end of month	\$233,319.	24%

Assessments and fees in Arrears:

0 residents for 2 months		
1 resident for > 2 months	Lot 208	\$27,010
Total assessments in arrears		

Assessments in Advance:

16 residents for 1 month		
1 residents for 2 months		
0 residents for > 2mths		
Total assessments in advance		\$9,190

unaudited figures

The financial records for Month end April 2023 have been reviewed by the Treasurer and two board members and are hereby ratified.

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Park Foreman Report June 2023.

Summer is here, you know what that means: FIRE SEASON! Yes, it's that time of the year again, looking around the park we are almost there for fire clean up. Please be sure to get those leaves off your roof, clean out your gutters, weed whack any dry brush, and get rid of unwanted trash. The Fire Marshall will be touring the park around the July 1st, checking to ensure the items mentioned above have been addressed by all residents.

In case you haven't noticed, our new guests, all 8 of them, are making a mess all around the park, particularly on the lawns and near the ponds. **Please do not feed them.** We have contacted Fish and Game to see about relocating them and the answer was "no" because they are a Federally protected bird. Please feel free to contact the Fish and Game Biologist at (530) 681-1802 to ask what you can and can't do to keep them out of your flowers and lawns.

The North pool resurfacing had a few setbacks due to poor construction when they built the pool back in the 70's. There is also a back order on the tile and coping, which is scheduled to be put in on the 26th of this month and after that there will be inspections. Once signed off, then they can proceed to the next step which is the gunite. After that, the concrete slab will be poured followed by 2 weeks of curing. So, we are looking at somewhere around the middle of July for the pool to open. The redwood grove will open after the pool construction is completed.

The South pool is open 8:00 am to 10:00 pm, with quiet time from 9 pm to 10 pm. Due to recent events of parties and vandalism at the South Pool, without knowing it they were residents, guests, or outsiders, surrounding neighbors are encouraged to contact the non-emergency number for Scotts Valley Police at (831) 440-5670 if they hear partying in the pool after 9:00 pm. We will continue to secure the pool fencing to not allow people to sneak into the area without a prox card.

Architectural Report 1/19/23-5/22/23

Date:	Name:	Lot#	Job description:	Minor/Major
1/23/23	McCarthy	150	ADA ramp	Minor
1/31/23	Klein	199	Re stain house	Minor
1/31/23	Woodmansee	36	Reroof	Major
02/7/23	Swan	148	Replace dry rot	Minor
02/27/23	Biggs	166	Replace fascia	Minor
03/6/23	Meadows	206	New outside lights	Minor
03/8/23	Haaheim	135	Replace garage door	Minor
03/9/23	Renwick	207	New fence	Minor
03/15/23	Carlson	135	Patch roof	Minor
03/16/23	Evans	19	Install french drain	Minor
04/5/23	Hamdi	69	Repair deck	Minor
04/11/23	Georgiana	125	Repair shingles	Minor
04/17/23	Fam	208	Paint house	Minor
04/18/23	Smith	106	Paint & Dry rot Repair	Minor
04/19/23	Robinson	156	Install heater	Minor
04/20/23	Robinson	156	Replace door, Paint	Minor
05/4/23	McHenry	86	Replace windows	Minor
05/25/23	Ragsac	159	Roof repair	Minor

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Ed's Monthly Report. April and May 2023

1. Power wash Lodge Patio and sidewalks.
2. Paint safety lines on steps at Lodge.
3. Paint safety yellow at South Pool steps.
4. Install Bench at Redwood Grove.
5. Paint Yellow Line On Roads.
6. Cut out Sod and level off yard. Replace sod.
7. Fill in Duck yard. Roll flat as possible.
8. Seed and fertilize Duck yard.
9. Put up fence around seeded area.
10. Clean South Pool filters from Duck Poop.
11. Wash Duck poop off Daily at South Pool.
12. Put up no fishing signs.
13. Put up do not feed the Geese signs.
14. Put new irrigation heads in at Lodge.
15. Take Chairs to dump.
16. Pull fountain from Upper Lake.
17. Set up for concert at Mill.
18. Fertilize lawns.
19. Put up Duck Repellents at South Pool.
20. Thatch Lawns.
21. Replace Filter Grids at North Pool.
22. Install new valve at Pump House.
23. Install new Pump for Irrigation.
24. Fix broken irrigation heads.
25. Set up for New Comers Dinner.
26. Work on Solar for south Pool.
27. Daily Pool and Hot Tub Cleaning and Balancing of Chems.

Housekeeping/Property Enhancement Committee
May/June 2023

- * Our committee had a meeting at the end of May and compiled a list of issues at the Lodge that need to be addressed as soon as possible.
- * We then met with Shelley, our Board liaison to show her our findings. Some pictures were taken and will be available for the Board to view in order to document the status of things at the Lodge.
- * A list of tasks was created for Tony and crew to tackle, and we will submit it to Park Services in hopes that they will have time to work on them soon.

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* Some other things such as tidying, cleaning out broom closet, cleaning the frig, and generally straightening up will be done by Erin, Diane and Betty. So we have a list for ourselves as well.

In addition to the bedroom rentals, some events are scheduled to be held at the Lodge, such as the Symphony League year end meeting, and July 4th BBQ and party. It would be wonderful to get things spruced up for these events. We love living in Montevelle and want to be proud of our home which includes all the amenities such as the Lodge.

Betty Dodd, Housekeeping/Property Enhancement Chair
May /June 2023

Following our meetings in May, Tony and Ed responded to our requests and were able to complete the following tasks at the Lodge:

- *Replace broken bathroom blind
- *Dismantle chairs and take to the dump
- *Repair patio entry door knob
- *Power wash cement front and back patios
- *Paint yellow striping on entry steps
- *Investigated remote control for fan/light not working

Committee had the janitors clean all the cobwebs from around the eaves.
New entry and bedroom rugs were purchased to replace worn and damaged rugs.
Missing pillow cases for the bedrooms were replaced
General tidying and decluttering was done

Betty Dodd,
Housekeeping/Property Enhancement Committee Chair
June 2023

SOCIAL ACTIVITIES MEETING MINUTES May 12, 2023

ATTENDING: Marian Brown, Shelley Neal, PJ Carlson, Judy Bland, Judy Smith, Lori Strusis,, Julie Mazurek, Bonnie Schwank, Brunella Deeds and Angela Clark

Marian called the meeting to order at 11:38am at the Mill

TREASURER: Judy Smith reported that we did make money on the Newcomer event.

NEWCOMER EVENT: There were 95 folks in attendance at the event. We got a good price on the wine at Costco and Safeway. Not having a cleaning crew helped financially. The new tablecloths were great. We have enough cutleries for the Fourth of July event. Dessert went over well. Perhaps we should use golf carts to bring the food and stuff down from the Mill. We will look into different ways to introduce the Newcomers. We might want to think about presenting each Newcomer with lei so they can be easily recognized. The mic wasn't as strong as it should have been. But it was

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basically a good time. There were good comments on the Lasagna. Great dessert by Angela

FOURTH OF JULY EVENT: This event will be held on Tuesday July 4th. Brunella will be getting the band name. Cost of the Band is \$500. The parade will start at 10:00 and the BBQ will go from 11:30 until 2:30. Perhaps we should use the round tables in the parking lot for better socializing. A dessert suggestion is the Costco apple pie with whipped cream. Our next meeting will be at The Lodge so we can take a look at the area and decide where to put the tables and where the band should be. Perhaps we should have a non-alcoholic Sangria available This is a BYOB event. Another consideration when we look at the area is to whether we should invite family and friends or not. Sign-up date will be firm and will be stressed in the invitation. Price perhaps should be \$15 for adults. We should keep our eye out for polish dogs. Costco doesn't carry them.

NEXT MEETING: Thursday, June 1st, 11:00 at The Lodge

ADJOURNED: 12:30pm

PJ Carlson, Secretary