

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

1. Call to Order / Establish Quorum (Roll Call): 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 Rachael Milroy, Community Manager.
2. Adoption of Agenda: Gail Evans moved to adopt the agenda, seconded by Julia Halladay, motion carried.
3. Open Forum: 1 resident spoke.
4. Memorial(s): Mary Kelly #110, Mary Hilderbrand #201, Grace Colombo #47 and Cathy Miller #45.
5. President's Report: Good evening, and thanks for your participation in our October Board Meeting, the final one of the year before the new Board takes over. The summer seemed to flit by so quickly this year. And the good thing, all systems were working well and we were able to skip a couple of these Board Meetings.

Thanks again to Tony, Ed and Jay for doing such a wonderful job on the Redwood Grove. The improvements were well thought out, making it accessible to so many more residents. And of course it looked fabulous! I know there have been many groups able to utilize the grove since its completion. Thanks as well for managing the repair/remodel to the North Pool. What started out as a pool resurfacing became a huge project; so many unknowns were handled with expert care and it looks so wonderful! Everyone has been able to fit in as many days as possible with the later closing this year.

Social Activities had a wonderful Artisan Faire this last weekend. Thanks to Social Activities for organizing this event, and to all those who participated and made it successful for all the crafts people. Many left with Christmas gifts & of course, splurges for themselves.

We are all looking forward to the Theatre Event, A Christmas Carol Gone Wrong, put on by the Montevelle Players. I do hope you make the time to see the play either at the Dinner Theatre on Saturday night or the Sunday afternoon play. I have heard rumors that it is going to be a roaring comedy not to be missed!

To round out the holiday cheer, join us at the Christmas Concert 2023 on Dec 9 & 10th. It is always wonderful enjoying all those Christmas Carols together and Darlene and her singers do such an amazing job!

Lori Strusis, President of Montevelle

6. Approval of Minutes:

- a. Board Meeting June 29, 2023.
- b. Executive Meeting, Contact for Bean Creek Project, July 6, 2023.

Gail Evans moved to approve the Board minutes, seconded by Julia Halladay, motion carried.

7. Treasurer's Report: June through September 2023. Note from office, the annual review is process.

8. Reports:

The Architectural report is included with the Park Service Foreperson's's report.

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

Montevelle Park Foreperson's & Maintenance Report for June through September 2023.

Committee Reports:

- Bylaws (Item on agenda)
- Housekeeping (N)
- Personnel (N)
- Recreation (N)
- Safety and Emergency (N)
- Senior Resources (N)
- Social Activities (Y)

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 hallway.

9. Old business:

a. Sewer update: The next phase will include 2 projects:

Replace failed storm drain between Lot 142 and 128 on Mountain View Drive (unplanned). Start date for storm drain is scheduled for November 6, 2023.

Phase 7 of the sewer project will be on Montevelle Drive. This project is scheduled to start on or around November 27, 2023.

b. Discussion Item: Mural paintings on far wall of the South pool. Item to be reconsidered for Spring 2024. Rin Deeds moved to postpone the Ad-hoc committee and mural painting. The Adhoc committee will resume in Spring/Summer of 2024, seconded by Lori Strusis, motion carried.

10. New Business:

a. Fishing in lakes. Gail Evans moved to leave up the NO FISHING signs, and to revisit the issue in Spring of 2024, seconded by Lori Strusis, motion carried.

b. Rename the Redwood Grove- "The Retzlaff Redwood Grove" in memory of Rey and Mebs Retzlaff. Gail Evans moved to approve the name change of the Redwood Grove and allow Dianne Overbo to purchase a matching bench with a commemorative plaque to be placed at the Redwood Grove, seconded by Lori Strusis, motion carried with a 5 yes and 1 no vote.

c. Update Governing documents and discuss sending to Attorney for upcoming membership vote. Will allow 30 days for membership comment, prior to sending out for a vote. Gail Evans moved to approve to send the revised governing documents over to the Attorney for a draft copy and to post in Mill hallway for members comments until January 5, 2024, seconded by Julia Halladay, motion carried.

11. Adjourn Meeting.

Gail Evans moved to adjourn the meeting at 6:52 pm , seconded by Lori Strusis, motion carried.

Dates to Remember:

Pools: North Pool last day of the season, Sunday October 29, 2023.

South Pool last day of the season for **heating pool**, Sunday, November 5, 2023.

Nominations Night: Thursday, Nov 9th, 5:00pm at the Mill

Drama Dinner and performance, Saturday and Sunday, November 11 &12, 2023, Mill.

Chorale Concert, December 9 & 10, 2023, Mill

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

MONTEVALLE TREASURER'S REPORT SEPTEMBER 2023

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

Petty Cash	\$300
Comerica Checking	\$149,827
TOTAL OF ALL OPERATING ACCOUNTS	\$150,127

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	\$545,404
Comerica Reserve Money Market	\$246,221
TOTAL OF ALL RESERVE ACCOUNTS	\$791,625

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$941,752**
 (as of September 30,2023)

Total funds change from August 31,2023 = 88,436

Anticipated Reserve Fund expenditures for this fiscal year	981,330.	
Actual Reserve Fund expenditures spent to end of month	\$9,279.	1%

Assessments and fees in Arrears:

2 residents for 2 months			
0 resident for > 2 months	(2 owners passed, funds through escrow)		\$2,870

Total assessments in arrears

Assessments in Advance:

5 residents for 1 month			
3 residents for 2 months			
9 residents for > 2mths			
Total assessments in advance			\$32,540

unaudited figures

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

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

MONTEVALLE TREASURER'S REPORT AUGUST 2023

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

Petty Cash	\$300
Comerica Checking	\$114,890
TOTAL OF ALL OPERATING ACCOUNTS	\$115,190

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	\$492,006
Comerica Reserve Money Market	\$246,120
TOTAL OF ALL RESERVE ACCOUNTS	\$738,126

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$853,316**
(as of August 31,2023)

Total funds change from July 31,2023 = 91,232

Anticipated Reserve Fund expenditures for this fiscal year	981,330.	
Actual Reserve Fund expenditures spent to end of month	\$9,279.	1%

Assessments and fees in Arrears:

0 residents for 2 months	
0 resident for > 2 months	\$925
Total assessments in arrears	

Assessments in Advance:

5 residents for 1 month	
3 residents for 2 months	
9 residents for > 2mths	
Total assessments in advance	\$24,780

unaudited figures

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

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

MONTEVALLE TREASURER'S REPORT JULY 2023
--

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

Petty Cash	\$300
Comerica Checking	\$57,678
TOTAL OF ALL OPERATING ACCOUNTS	\$57,978

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	\$458,091
Comerica Reserve Money Market	\$246,015
TOTAL OF ALL RESERVE ACCOUNTS	\$704,106

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$762,084**
(as of July 31,2023)

Total funds change from June 30,2023 = -5,903

Anticipated Reserve Fund expenditures for this fiscal year	1,009,235.	
Actual Reserve Fund expenditures spent to end of month	\$606,247.	60%

Assessments and fees in Arrears:

0 residents for 2 months		
1 resident for > 2 months	Lot 208	\$27,930
Total assessments in arrears		

Assessments in Advance:

0 residents for 1 month		
0 residents for 2 months		
0 residents for > 2mths		
Total assessments in advance		\$0

unaudited figures

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

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

MONTEVALLE TREASURER'S REPORT JUNE 2023

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

Petty Cash	\$300
Comerica Checking	\$78,330
TOTAL OF ALL OPERATING ACCOUNTS	\$78,630

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	\$443,446
Comerica Reserve Money Market	\$245,911
TOTAL OF ALL RESERVE ACCOUNTS	\$689,357

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$767,987**
(as of June 30,2023)

Total funds change from May 31,2023 = -262,089 (sewer deposit and N.Pool remodel)

Anticipated Reserve Fund expenditures for this fiscal year	1,009,235.	
Actual Reserve Fund expenditures spent to end of month	\$553,986.	55%

Assessments and fees in Arrears:

0 residents for 2 months		
1 resident for > 2 months	Lot 208	\$27,470
Total assessments in arrears		

Assessments in Advance:

0 residents for 1 month		
1 residents for 2 months		
0 residents for > 2mths		
Total assessments in advance		\$970

unaudited figures

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

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

Park Service's Foreperson's Report for October 2023
Tony Steen (831) 438-1590

Our next phase of the sewer storm drain repair is scheduled to begin on November 7th. Durden Construction will start with the storm drain repair on Mountain View (above the Mill) (November 7th). Once completed, they will begin on Phase 7 of the sewer project on or around November 27th, which be on Montevelle Drive.

Pool, Spa and Sauna Information:

The last day of the season for the North Pool is Sunday, October 29, 2023. The last day of the season for **heating** the South Pool is Sunday, November 5, 2023. The pool remains open but will not be heated. The spa and saunas will remain open year around. Please remember that children under 5 years are not permitted in the spa and all guests must be accompanied by a resident. Sauna use is unfortunately not recommended for young children. Health experts recommend children under the age of **12** avoid using saunas altogether. Given that children's bodies are still in their developing stage, it may be more difficult for their body to regulate body temperature.

The Landscape Company's last day for the season will Friday, October 27, 2023. They will return in the spring.

As a reminder, please do not park your vehicles in common areas during daytime or nighttime hours unless you are participating in an activity at the location, or picking up your mail. All other circumstances require a permit from the office. Montevelle has many daily activities going on in the Mill, and people have been parking vehicles when they are not joining in on the daily clubs or group activities or picking up mail, and this is causing parking issues.

As you may have seen, a lot of tree work has been completed, or is the process of being completed. This includes tree removal of dead trees and trimming of trees. The insurance companies are requiring homeowners to clear trees and debris from their homes or they have the potential of being canceled by their insurance. Please contact me if you have any questions about tree removal or trimming.

Thank you to everyone who helped with getting your homes ready and cleared for the annual fire inspection.

We hope you've enjoyed the summer and now on to fall!

Architectural Report 10/19/23				
Date:	Name:	Lot#	Job description:	Minor/Major
7/20/23	Steele	187	Replace fence	Minor
7/25/23	Hamdi	69	Replace window	Minor

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

7/26/23	Mazurek	83	Replace electrical panel	Major
7/31/23	Pitzer	177	Re-roof	Major
8/1/23	Kerner	13	Replace window	Minor
8/2/23	Cohan	68	Re-roof	Major
8/3/23	DeVogelaere	25	Paint house	Minor
8/9/23	Kerner	13	Replace window	Minor
8/18/23	Kingston	198	Re-roof	Major
8/18/23	Jennings	11	Install trash shed	Minor
8/21/23	Dosher	22	install new windows & slider	Major
8/22/23	Perez	178	Enclose carport	Minor
8/29/23	Unger	59	New windows	Major
9/13/23	Turley	183	New deck & gates	Minor
9/29/23	Clark	196	Enclose lower wall	Minor
10/6/23	Holtze	34	Paint house	Minor
10/11/23	Swan	148	Re-roof	Minor

Ed's Monthly Report. June through September 2023

1. Replace Boards on garbage coral. Prime and paint.
2. Paint all Bridges.
3. Clean filters at South Pool.
4. Replace filter grids at South Spa.
5. Fix broken wire at North Entrance.
6. Fix broken irrigation at Front entrance.
7. Sand and paint well cover at South Pool.
8. Replace timer for North Pool light.
9. Replace boards at North Pool bench.
10. Pull fountain from lower lake. Replace lights and pump.
11. Pull fountain from upper lake. Replace lights and pump.
12. Work on lights at Lodge.
13. Install new Lock at South Pool Gate.
14. Install irrigation heads at Duck Lawn.
15. New Lamp at 165.
16. New Lamp at 123.
17. Replace Board at Lower Lake Bridge.
18. Make new turtle Island.
19. Fill hole in road with concrete at 120.
20. Fix broken water main line at North Pool
21. Install Shut off valve at North Pool.
22. Install Irrigation box at North Pool.
23. Landscaping at North Pool. River Rock.

Montevelle of Scotts Valley, Inc.
BOARD Meeting October 26, 2023 6:00 pm

SOCIAL ACTIVITIES MEETING MINUTES September 21, 2023

ATTENDING: Marian Brown, PJ Carlson, Judy Smith, Shelley Neal, Lori Strusis and Bonnie Schwank.

Marian called the meeting to order at 4:02 at her home

ARTISAN FAIR: It was decided not to charge the Montevelle artists, but to charge the non-Montevelle artist the \$25. It was also decided not to invite the public because of traffic and parking problems as well as supervision of the Mill itself. We will be advertising on the Montevelle facebook page and in the Mirror only letting folks know that family and friends are invited. Marian went over the items that will be for sale - that included wine by Bill Alaga. There will be 18 artisans. One of them is display only and will be on the stage in the Mill. Marian asked for help getting coffee, tea and water ready on Saturday at 9:00. Judy and Lori volunteered.

DINNER FOR THE DINNER THEATER: Lori did some figuring on the cost of food for the main meal based on 60 people in attendance Angela will figure the cost of the dessert. All in all, it was decided that the cost to attend the dinner would be \$35 per person. Costs for dishwashers was also considered.. Dinner will consist of Chicken Cordon Blue, roasted potatoes, string beans and salad with a dessert of Cherry Caputo. A Lemon Chicken Picata vegan meal will also be available. 20 tables will be set up on Thursday with white tablecloths, garlands. Silver chair covers will be used. Gold chargers will be under the plates along with silver and gold ornaments. Tables will be torn down after the play on Saturday to be ready for the matinee on Sunday. Cookies and coffee will be available at the matinee. Invitations for the event will go out about 3 week prior to the event. The routine for Saturday will be:
Doors open at 5:00 – folks will enter and find their seats
Dinner will be served at 5:30 along with wine
Performance begins at 6:00 and nothing served during the performance
At intermission, dessert will be served along with another glass of wine if desired
Nothing served during the second act

NEXT MEETING: TBD

ADJOURNED: 4:35pm

PJ Carlson, Secretary