

Montevelle of Scotts Valley, Inc.
BOARD Meeting February 22, 2024 6:00 pm

- 1. Call to Order / Establish Quorum (Roll Call)** The meeting was called to order at 6:00 pm by Gail Evans. 5 Board members were present. Gail Evans, President; Rinley Deeds, Vice President; Carolee Curtin; Treasurer, Julia Halladay, Director; Kevin Brown, Director; Margie Jennings; Director attended by phone. Shelley Neal; Secretary was absent.
(20 in audience)
- 2. Adoption of Agenda:** Julia Halladay moved to approve the agenda, seconded by Kevin Brown, motion carried.
- 3. Open Forum Three residents spoke, two spoke on heating at the Mill during power outages and one spoke about shed placement for committees.**
- 4. Memorial(s):** Justin Downs #189

5. President's Report:

We'd like to thank you all for taking the time to attend tonight's meeting.

I want to start by thanking Greg Edmundson for the many years he produced our Montevelle Directory! And to also thank Paul Machlis for taking it over going forward. I'm sure you have all seen the new 2024 Directory that Paul and Greg jointly produced! They did a great job!

Sadly, an issue has arisen over the past couple of years regarding handymen working in the Park. Several residents have contacted us about individuals who have requested money in advance for work to be done. Unfortunately, sometimes the work has not been completed. The most recent letter we received was anonymous. Please know that all letters to the Board are confidential, but need to be signed to ensure their validity. Residents should never pay a worker in advance, unless he/she is a licensed, bonded, and insured contractor. If a worker at your home has been given money for work that has not been completed, or has borrowed money from you and not repaid it, please contact the Scotts Valley Police. They are aware of the current issues that have arisen at Montevelle.

I want to apologize for a misunderstanding/miscommunication that occurred during our first power outage this year. Our generator isn't powerful enough to run our industrial furnace or air conditioner, and it's cost prohibitive to get one that would. However, there is an electric fireplace in the upstairs lounge, and we have purchased new space heaters for the Recreation and Conference rooms. Please be sure to turn them off when you leave, and please don't remove them. Apparently, we used to have several space heaters that were "borrowed" but never returned. So if you happen to have one of those, please return it to Park Services. Thank you!

Several residents have spoken with me recently about the fact that many people, both residents and visitors/workers, have been seen speeding and running stop signs. If you notice someone speeding and feel comfortable, please signal for them to slow down. The speed limit throughout most of the Park is 10 mph, with a few locations where it is 5 mph. We have many residents who can't get out of the way quickly, and we also have wildlife to protect. It breaks my heart every year when at least one duck is killed on the roads.

Our next big event will be on April 20th and will have a Greek theme. I encourage you to buy tickets when they become available – we always have a wonderful time eating and socializing together!

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6. Approval of Minutes:

a. Monthly Board Meeting, January 25, 2024

Julia Halladay moved to approve the minutes, seconded by Carolee Curtin, motion carried.

7. Treasurer's Report: December 2023 and January 2024.

8. Reports:

The Architectural report is included with the Park Service Foreperson's report. Montevelle Park Foreperson's & Maintenance Report for December 2023 and January 2024

Committee Reports:

- Bylaws (N)
- Housekeeping (N)
- Recreation (N)
- Safety and Emergency (Y)
- Senior Resources (N)
- Social Activities (Y)

Carolee Curtin spoke about our new staff member Bryan Orofre.

Bryan joined the Montevelle Staff as a Landscape/Maintenance worker and has proven to be a hard worker during the month and a half that he's been here. He lives in Scotts Valley and is the father of 2 children. The team has been very pleased with his work. Before coming to Montevelle Bryan worked at a nursery in Watsonville and for a real estate company doing construction projects. That work was not steady due to the real estate market fluctuations. Staff is happy to have Bryan on their team.

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 current project is going as planned with a few delays for rain. Please continue to be aware of the vehicles and workers. Thank you for your patience.
- b. Updated Governing document: No member comments were received during the 30-day posting period. We are awaiting the draft back from our Attorney who is reviewing to make sure any new laws are included.
- c. Update on discussion of club and group storage, where the new storage will be placed. **Staff will store items currently in shop by Lodge at South 40 so clubs may use that space for storage**

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10. New Business:

- a. Discussion of speeding and possible addition of stop signs. (Rinley) Paula Reidt, Safety Chair explained information she received while researching solutions for speeding and folks not stopping at stop signs. She consulted Scotts Valley Police Chief and Fire Chief who gave good suggestions, one being a Trackit Device, which is a movable speedbump that costs about \$40 at Amazon. The fire and police chief volunteered to speak to Montevelle residents and a future meeting is planned.

11. Adjourn Meeting. Carolee Curtin moved to adjourn at 6:28, Seconded by Julia Halladay, motion carried.

Letters to Board - 1

Dates to Remember: Board Meeting, March 28, 2024.
Spring Social Event – April 20, 2024

Friendly Reminder:

If you have an item that you would like the Board to consider reviewing for addition to the Montevelle agenda, please submit it no later than the 3rd Sunday, of each month (Note: Even though a request for consideration has been made, it is not a guarantee that it will be placed on the agenda. The Board members will review it and make the final determination).

When submitting your request please included all Montevelle Board members on your email to the office.

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MONTEVALLE TREASURER'S REPORT JANUARY 2024

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

Petty Cash	\$300
Comerica Checking	\$144,300
TOTAL OF ALL OPERATING ACCOUNTS	\$144,600

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	\$623,514
Comerica Reserve Money Market	\$246,636
TOTAL OF ALL RESERVE ACCOUNTS	\$870,150

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$1,014,750**
(as of January 31,2023)

Total funds change from December 31,2023 = -66,630

Anticipated Reserve Fund expenditures for this fiscal year	981,330.	
Actual Reserve Fund expenditures spent to end of month	\$139,025.	14%

**Assessments and fees in
Arrears:**

1 residents for 2 months	
0 resident for > 2 months	
Total assessments in arrears	\$970.00

Assessments in Advance:

8 residents for 1 month	
1 residents for 2 months	
6 residents for > 2mths	
Total assessments in advance	\$19,610.

unaudited figures

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MONTEVALLE TREASURER'S REPORT DECEMBER 2023

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

Petty Cash	\$300
Comerica Checking	\$146,097
TOTAL OF ALL OPERATING ACCOUNTS	\$146,397

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	\$688,451
Comerica Reserve Money Market	\$246,532
TOTAL OF ALL RESERVE ACCOUNTS	\$934,983

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$1,081,380**
(as of December 31,2023)

Total funds change from November 30,2023 = 32,063

Anticipated Reserve Fund expenditures for this fiscal year	981,330.	
Actual Reserve Fund expenditures spent to end of month	\$20,669.	2%

**Assessments and fees in
Arrears:**

0 residents for 2 months	
0 resident for > 2 months	
Total assessments in arrears	\$485.00

Assessments in Advance:

6 residents for 1 month	
1 residents for 2 months	
5 residents for > 2mths	
Total assessments in advance	\$17,185.

unaudited figures

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The financial records for Month end December 2023 and January 2024 have been reviewed by the Treasurer and two board members and are hereby ratified.

Park Service's Foreperson's Report for December and January
Tony Steen (831) 438-1590

Thanks to all the residents for being patient during the sewer construction project. The weather has delayed the project by a couple of weeks, but they are making great progress. They are trying to make up for missed workdays by being here on Saturdays. Hopefully this will enable them to finish by the end of March (weather permitting).

We have been getting complaints about people speeding and not stopping at stop signs. The safety chair, Paula Reidt, is meeting with SVPD and the Scotts Valley Fire Department to see if they have any solutions. PLEASE SLOW DOWN AND STOP AT STOP AT ALL STOP SIGNS IN THE PARK.

We have had some questions about why there is no heat or air conditioning in the Mill when the power is out. When I replaced the generator 7 years ago, the budget in the reserve study was only \$10,000 dollars, I got bids for a Generator that would run the 2 commercial furnace/AC units and everything else in the Mill. At the time, the Board decided it would be too costly, so we bought space heaters that were dispersed around the Mill. During power outages, the Mill will have power for you to plug in and charge your devises. Downstairs, there will be space heaters in the Rec room and conference room. Upstairs, the lounge has a wall heater that will heat the room. The Mill upstairs is too big to try and heat with space heaters. Please be sure to turn the heaters off when you leave, and do not remove them from the Mill. Thank you.

On weeks where there is rain predicted on Thursday, please do not blow your yard waste into the road. You may use your green cans for your yard waste. Blowing it out into the road causes a slipping hazard.

As bigger winter storms approach, you will start to see water flowing down the roads and out of down stairs garages. This may last well after the rains end, even into June in some years. There is no reason for concern.

Ed DePlae January and February 2024 Monthly Report

1. Work on cameras @ Mill.
2. Dig trench for lighting @ South Pool back steps.
3. Fill in trench after Electrician was done.
4. Water heater issues.
5. Install pump in Pottery Room sink.
6. Pour 14 bags of concrete @ # 12.
7. Snake out plugged storm drain behind # 40.
8. Install new pump @ Water Wheel.

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9. Painting laundry room.
10. Fill and balance chemicals North Spa.
11. Clean up debris from storms.
12. Clean gutters @ South Pool bathrooms.
13. Unplug urinal @ South Pool bathroom.

Activities Committee Meeting January 29, 2024
Marian called the meeting to order at 1:45pm

People in attendance: Judy Smith, Judy Bland, Lori Strusis, Julia Halladay, Brunella Deeds, Julie Mazurek, Angela Clark, Shelley Neal, Bonny Schwank, Suzy Hunt
Discussion was put on hold regarding where Activities totes will be stored in the future. Julia Halladay, board liaison, offered some insight as to the board and management's possible plans. She stated more will be shared at the next board meeting.

Treasurer's report - Judy Smith

Discussion: planning 2024 events -

April 20th - Spring Event held outside of Mill. Greek theme. Lori offered to create the menu and cook. Lori also offered to find some Greek dancers.

July 4th - details to be discussed at a later date.

September 21st - Artisan Faire, details to be discussed at a later date.

November 9th - New Comer's dinner in the Mill. Details to be discussed at a later date.

Also discussed when/if we will have a dinner theater. No plans at this time.

Next meeting March 4, 2024 @ 10am

Marian Brown