

Montevelle of Scotts Valley, Inc.
BOARD Meeting March 28, 2024 6:00 pm

1. Call to Order / Establish Quorum (Roll Call) Establish Quorum (Roll Call) The meeting was called to order at 6:02 pm by Gail Evans. All Board members were present. Gail Evans, President; Rinley Deeds, Vice President; Carolee Curtin, Treasurer; Shelley Neal, Secretary; Julia Halladay, Director; Kevin Brown, Director; Margie Jennings; Director and Rachael Milroy, Community Manager. (20 in audience)

2. Adoption of Agenda. Julia Halladay moved to adopt the agenda, seconded by Margie Jennings, motion carried.

3. Open Forum

4. Memorial(s): None

5. President's Report: Most of you know that I absolutely love the Montevelle Community, but I am feeling extra grateful and appreciative lately.

First of all, I would like to thank all of you for your patience and understanding during the recent sewer project. I know it has been disruptive and frustrating at times, particularly for those of you on Montevelle Drive and Stewart Place. We are almost finished with this phase, so please hang in there. This too shall end!

I would also like to thank Paula Reidt and her Safety Committee for the excellent Community Meeting last week. The Fire Chief and Police Captain each shared valuable insights and information and answered questions from the approximately 80 residents in attendance. Thanks to all of you who were able to be there! We will be moving forward with the recommendations, including one that is on tonight's agenda. The notes from the meeting will also be in the minutes for this meeting so all residents will receive them.

A few residents have spoken with me about lighting concerns in the Park. A couple of folks have agreed to "walk the Park" with me one night to try and figure out where there are "dark areas," and also to find any lights that are not working. If you happen to see a light that is out, please let Park Services know so they can replace it. Another thing you might consider is to place a motion light on your home. The ones on my house come on at a low level at dusk, then brighten if someone walks by. They are wired into my home, but there are also solar activated ones that you can get at Costco for about \$30. You can direct the lights to dark areas around your home, and they last for several years.

Lastly, you have all received an invitation for the Montevelle Spring Party on April 20th. I hope you will choose to attend – it is a great time to eat, drink and be merry with your neighbors and friends!

6. Approval of Minutes:

a. Monthly Board Meeting, February 22, 2024

Kevin Brown moved to approve the minutes, seconded by Julia Halladay, motion carried.

7. Treasurer's Report: February 2024.

8. Reports:

The Architectural report is included with the Park Service Foreperson's report.
Montevelle Park Foreperson's & Maintenance Report for February 2024

Committee Reports:

Bylaws (Y)

Housekeeping (Y)

Recreation (Y)

Safety and Emergency (Y)

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Senior Resources (N)
Social Activities (Y)

All committee reports have been received and reviewed by the Board and will be attached at the end of the minutes for this meeting. In addition, committee reports can be found in the monthly Board packet in the 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 considerate of the vehicles and workers.

10. New Business:

a. Updated Governing document: No member comments were received during the 30-day posting period. The ballots will be mailed by April 5th and must be returned by May 8th.

b. Adding temporary removable speed bumps on Ponderosa and 3 areas on Lakeview.

Carolee Curtin moved to install temporary speed bumps at the locations located on the attached map and also 2 stops signs, one on Poderosa Lane, leaving the South Pool and the other by lots #174 and #210 on Sorrento Dr. seconded by Margie Jennings, motion carried.

11. Adjourn Meeting.

Dates to Remember:

Greek Festival, April 20, 2024, Mill

Board Meeting, April 25, 2024. Mill, 6:00 pm.

Thank you,
Rachaell Milroy
Community Manager

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MONTEVALLE TREASURER'S REPORT FEBRUARY 2024

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

Petty Cash	\$300
Comerica Checking	\$169,429
TOTAL OF ALL OPERATING ACCOUNTS	\$169,729

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	\$561,604
Comerica Reserve Money Market	\$246,734
TOTAL OF ALL RESERVE ACCOUNTS	\$808,338

TOTAL OF ALL MONTEVALLE ACCOUNTS **\$978,067**
(as of February 29,2024)

Total funds change from January 31, 2024 = -36,683

Anticipated Reserve Fund expenditures for this fiscal year	981,330.	
Actual Reserve Fund expenditures spent to end of month	\$262,557.	27%

Assessments and fees in Arrears:

1 residents for 2 months
0 resident for > 2 months

\$970.00

Total assessments in arrears

Assessments in Advance:

4 residents for 1 month
1 residents for 2 months
12 residents for > 2mths

Total assessments in advance

\$26,715.

unaudited figures

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

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Park Service's Foreperson's Report for February / March 2024
Tony Steen (831) 438-1590

Spring is here, and the south pool opens on March 28. New rules will be posted on the gates, and you also received a copy in your mailboxes. We got the solar working just in time for the opening day. You may notice the ducks have returned to the pool area. Please **DO NOT FEED THEM**. You may harass them to encourage them to leave but you are not allowed to hurt them. If there is any problems in the pool area please contact Park Services.

We will have some volunteers going around the park looking at the lighting. If you have a streetlight out in front of your home contact Park Services. A good additional source of light is the solar, motion activated flood lights from Costco. They cost about \$30 dollars and last for years. They can also be directed towards the dark spots around your house.

The safety committee is working on a solution for speeding and people running stop signs. There will be speed bumps put into places where there are problem areas. Hopefully they will help reduce speeding in the Park. If you have any comments, please contact Paula Reidt.

The sewer job is getting close to the end of the project. Thanks for everybody's patience during this long and tedious job. This is a major project and will all be happy to see it conclude.

The north pool pump station has gotten an overhaul and new pump, pipes, and electrical wiring. If someone hears an alarm please contact Park Services.

Ed DePlae's Monthly Maintenance Report for February / March 2024

1. Put Goose Blockers on water tank.
2. Finish painting Library.
3. Power wash stairs to Ponderosa.
4. Put up and take own duck blockers at S. Pool.
5. All the set ups and take downs of Choral, Bellisimo and events.
6. Clean Duck Poop off S. Pool deck.
7. Reset timers.
8. Power wash South Pool.
9. Power wash Shuffle Board.
10. Paint Parking Lines @ S. Pool.
14. Paint Handicap sign @ S. Pool.
11. Landscaping project at Lower Lake.
12. Fix retaining wall at Lower Lake.
13. Fertilize Lawn.
15. Planting at Front entrance.

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16. Clean Water Wheel.
17. Clean Filters.
18. Start Up Solar.
19. Replace 3 Lamps and 2 Lightbulbs.

Bylaws March 2024

The Governing Documents has been received back from our Attorney. Once the Board reviews, Rachael will get the copies of the Documents printed along with the election materials and get them over to the Elections committee to be distributed.

Kim Turley
Bylaws Chair.

Housekeeping report March 2024

* Checked status of the Lodge after use of the kitchen by resident or rental groups.

Checked the Lodge bedrooms and bathrooms after rentals to make sure linens are in correct rooms and other supplies fully stocked.
Still working on getting someone to deep clean the Mill kitchen. One contact was unable to work on a convenient day. I have another referral so we will try to contact her.
The pools will be opening soon so we will inspect and see if any improvements need to be made.

Betty Dodd
Housekeeping Chair
March 2024

Montevelle Recreation Committee Meeting February 20, 2024

MINUTES

Present: Chairperson Peter Tyzack, Lori Strusis, Gail Evans, Suzy Hunt

Absent: Shelley Neal, Margie Jennings

State of pool and shuffleboard equipment: All in good shape. Need to purchase corn meal and a plastic container for it. Also need to clean out the shed. Need new pool rail wrappers (Ed knows about this but maybe tell Tony, too). Crews need to paint the tops of both black tables at the South pool.

Dates for opening North and South pools and setting-up dates: South Pool set up on March 26th at 2:00pm for opening March 28th - November 3rd. Water aerobics classes to start April 2nd. North Pool set up on May 21st at 2:00pm for opening May 23rd - September 29th. Gail will get the pool rules and update them.

Dates for Shuffleboard potluck parties: May 18th 4:30-7:30 and October 5th 4:30 – 7:30.

Pool party: Potluck at South Pool August 10th 3:30 – 7:30.

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MONTEVALLE POOL USE RULES

May 2024 (see Rules & Regulations for complete info)

**Montevelle residents must be present at all times
when their guests are in either of the pool areas.**

Guests are limited to 8 per household in pool areas at any one time.

SOUTH POOL & SPA: March 28th - November 3rd

8 am - 10 pm (please observe quiet hours 9 -10 pm)

No children in the pool 2:00 - 6:00 pm and when classes are in session.

Pool is reserved for class use as follows:

South Pool Water Aerobics Classes

Tuesday, Thursday & Saturday 10 - 11 am, Tuesday & Thursday 2 - 3 pm.



**Easter Sunday, March 31st and Mother's Day, May 12th - children will be allowed in
the South Pool all day.**

NORTH POOL & SPA: May 23rd – September 29th

9 am - 9 pm

Guests of all ages welcome, with the Montevelle resident present at all times.

Pool & Spa Use Rules

Your Prox Card is needed to enter pool areas (codes do not work).

When using the pool furniture, please cover cushions with a towel.

No children under 5 allowed in spas.

No pets allowed. No glass containers or smoking allowed.

No running on pool decks or “cannonball” jumps into the pools.

To protect pool equipment, inflatable floats and toys are not allowed.

Tampering or playing with pool equipment & life-saving equipment is not allowed.

Please take your belongings and pack your trash when leaving.

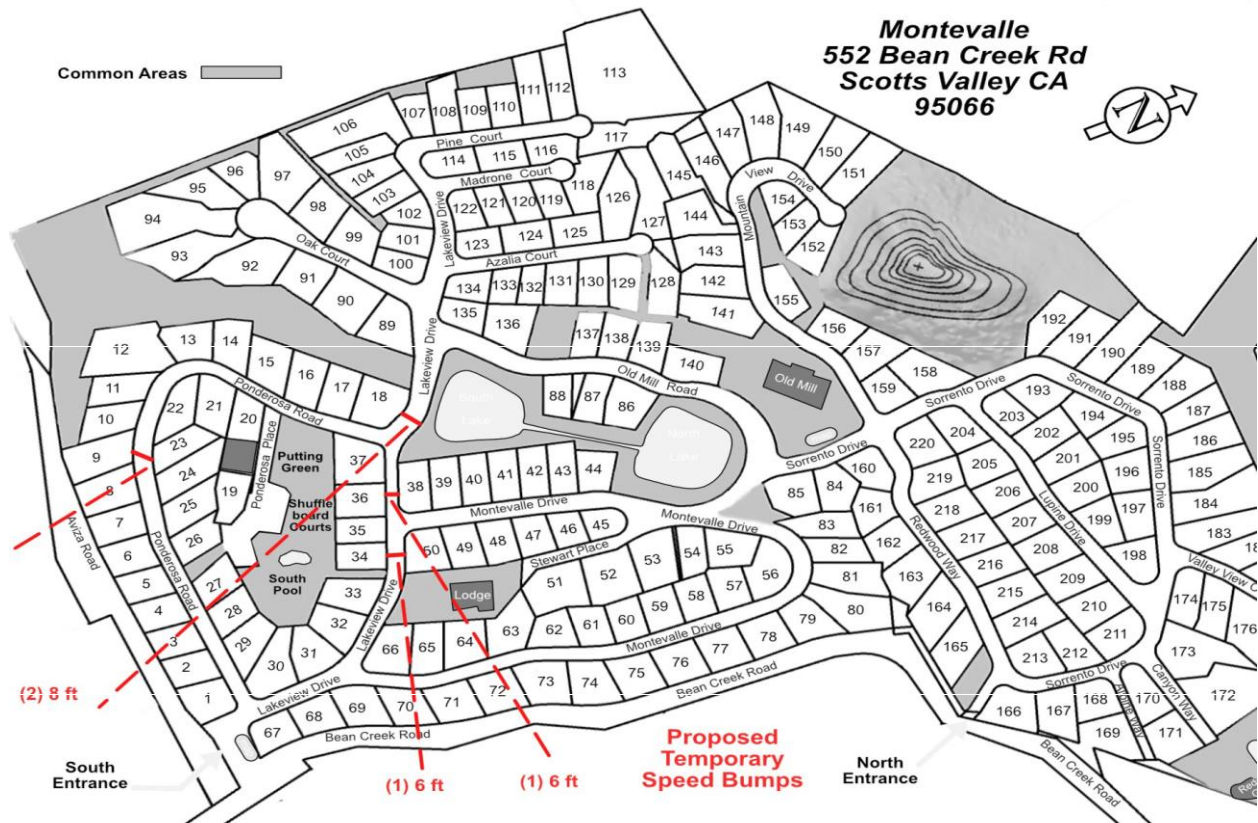
**All pool users are asked to self-monitor behavior and noise. Together we are
responsible for the cleanliness and atmosphere of our pools, keeping including
keeping our pools friendly, inviting, comfortable, and safe.**

Questions? Please contact someone on the Recreation Committee.

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Safety Committee Report for March 2024

After our successful community meeting on traffic and fire, I am presenting the Safety Committee's ideas for moving forward with installing speed bumps. I have talked to Tony and here are the places we want to try out to see if they slow down speeders. They would be 6 or 8 ft long and 2 1/2 inches high. We will place the "trial bumps" at the corners of Lakeview by #36,38,34, and 50. We would also place one front of the South Lake pond across from #18. If the trial is successful, we have other places we will also try. The bumps can be easily moved to new locations. The price for one 6 ft bump is usually \$90.00, but Tony found 2 for \$100. Hopefully this will slow down the speeders and make Montevelle a 'Walkers' Safe Paradise' again. Also, below are the minutes from the Community Meeting that Suzy Hunt so kindly documented for us. Thanks,



Paula Reidt #14, Safety Committee Chair

Montevelle Community Safety Meeting Minutes

The meeting was held Wednesday, March 20, 2024 at 6:00 pm in The Mill with Scotts Valley Police Captain Jayson Rutherford and Scotts Valley Police Chief Mark Correia.

PRESENTATION BY POLICE CAPTAIN JAYSON RUTHERFORD:

Regarding Montevelle Traffic Safety, traffic concerns were cited as speeding vehicles, stop sign violations and vehicle noise.

Captain Rutherford pointed out that because Montevelle is private property the California Vehicle Codes do not apply with regard to enforcement by the police

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department. However, Montevelle can be “creative” in managing traffic issues. And can determine its own policies around giving out warnings first (which provides an educational opportunity), then charging fines and contacting companies (such as contractors, delivery services like Amazon, and other vendors to make them aware of speed limits and one-way roads.

Traditional traffic safety controls include signs, speed bumps and roundabouts however these tend to be permanent and can also be expensive. Captain Rutherford suggested temporary speed bumps which are easy to configure and install, moveable and cost between \$60-\$90 each. He also recommended using three bumps together and open in the middle so slow traffic and also allow people to walk through the middle. Also install a sign alerting drivers to the speed bumps.

Questions from attendees:

Q: For people driving the wrong way, can people give them a ticket? A: It's up to the HOA to do that as the police legally cannot on private property.

Q: Would speed bumps inhibit police response? A: Have not seen this create and issue. Montevelle roads are narrow and there are people walking around. The police are aware of this and will drive slow, likely the fire responders will too.

Q: Are police patrols available to Montevelle after nightfall? A: Police will generally be in the area. If there is an issue, call the police department, and another resource is checking the Scotts Valley Police Department Facebook page to see any concerns.

Q: Will these speed bumps become a trip hazard at night for people with poor vision?

A: There are reflective speed bumps available. It's important to carry a flashlight or other light at night to avoid trip hazards. The light will also reflect off the bumps.

Q: Landlines are disappearing. If we must call 911 on our cell phones how long is it going to take to get a response? A: Scotts Valley Police Department has its own dispatch and response time is an average of about 2 minutes.

Q: What has been the response by people in other neighborhoods to speed bumps? A: Haven't heard anything negative, only positive.

PRESENTATION BY FIRE CHIEF MARK CORREIRA:

Scotts Valley firefighters are also trained as paramedics required to undergo 1200 hours of training. They provide a very high level of service. They serve 24 square miles in the district. There are two stations: the original on Erba Lane which is needing to be replaced, and the other located on Glenwood Drive near the Scotts Valley High School. Since last November the Scotts Valley Fire District has also gained responsibility for the Branciforte area.

Some of the response time issues firefighters must deal with: fire doubles in size every minute; and surviving cardiac arrest decrease 10% every minute. So, it is important to avoid traffic “calming” if it will impede public safety. Speed bumps may not help but could impede response time. Rather, speed signs and “turtles” (bump dots) in the road may be a better option.

Questions from attendees:

Q: Where in Montevelle do we get information about where to put bumps? A: Check with the City's Public Works Department.

Q: Fire insurance being cancelled. A: It's going on all over the country and fires like the CZU have made it a real problem. We are in a high-risk area. Something's going to have to give in the future.

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Q: My husband has fallen a lot and I've had to call 911. Does the fire department do that here? A: Yes, however we encourage people to do the important things to reduce falling such as keeping the cat from getting underfoot, adding rails where needed, changing out rugs and carpets.

Q: Does the fire department check fire extinguishers? A: No, but we can offer training in how to use them. Also, fire extinguisher and smoke detector batteries need to be replaced from time to time.

Q: Who's responsible for getting rid of dead trees and fire risks? A: Property owners are. The fire department is limited to writing letters to the property owner, providing follow-up letters, then at the very last do the work and bill the owner.

Q: Old fire alarms have radioactive content, what do we do with them? A: The batteries are unsafe and there is no place to take them. However, if need be, we will take them at the fire station until such time as we find a way to deal with them.

Social Activities March Meeting Minutes

5 people attended meeting: Judy Smith, Judy Bland, Lori Strusis, Bonny Schwank and Marian Brown

Meeting was called to order at 3:10pm

Discussion: Spring Event with Greek Theme

Lori discussed what foods will be prepared and served including appetizers, a main course and dessert. Vegan and gluten free options will be available. This meal will include options for wine, beer, or bubbly water. The cost per person will be \$23 includes alcohol, \$20 without alcohol.

Time of event, place, number of tables, and decorations were discussed. Activities members will help with set up the day of the event. Activities will hire people to clean up after the event.

There will be a gentleman; he will stay in one of the lodge rooms for two nights, who will give Greek dancing lessons at approximately 6pm day of event.

Activities will pay for his stay and give him a small stipend.

Music, other than what is played for the lessons, will be played through speakers set up by the dance area will have a Greek feel.

Marian will find volunteers for this event. Lori will handle volunteers for the meal prep.

Suzy Hunt will create the invitations.

Meeting concluded at 4:15pm