

Montevelle of Scotts Valley, Inc.
BOARD Meeting February 27, 2025 6:00 pm MILL

MINUTES

1. **Call to Order /Roll Call:** the meeting was called to order by Kevin Brown at 6:02pm. Roll call: Kevin Brown, President; Margie Jennings, Vice President; Carolee Curtin, Treasurer; Shelley Neal, Secretary; Stephanie Smith, Director; Lori Strusis, Director George Milder Director; and Elizabeth Leonhardt, Community Manager. 34 residents in attendance.
2. **Adoption of Agenda:** Kevin Brown moved to adopt the agenda, seconded by Lori Strusis, motion carried.
3. **Open Forum:** During Open Forum the following topics were reported from residents in attendance.
 - Duck safety concerns.
 - Mill heater running on weekends.
 - Budget concerns regarding staff salary.
4. **Memorial(s):** N/A
5. **President's Report:** Kevin Brown informed the residents that the HOA legal counsel has confirmed that the Montevelle staff salaries are confidential and will not be shared. Kevin reminded the residents to please keep all bulletin board postings family-friendly and respectful. The Asian Fusion party is something to look forward to coming this April.
6. **Approval of Minutes:**
 - a. Board meeting January 23, 2025.
 - b. Executive Meeting, February 3, 2025, Legal and Member Concerns.

Carolee Curtin moved to approve the minutes listed above, seconded by Margie Jennings, motion carried.
7. **Treasurer's Report:** January 2025. The financial records for Month end of January 2025, have been reviewed by the Treasurer and two board members and are hereby ratified.
8. **Reports:** The Architectural report is included with the Park Service Foreperson's report. Montevelle Park Foreperson's & Maintenance Report for January – February 2025.

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Committee Reports:

- i. Bylaws (N)
- ii. Elections (N)
- iii. Housekeeping (Y)
- iv. Recreation (Y)
- v. Safety and Emergency (N)
- vi. Senior Resources (N)
- vii. 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.

9. Old business:

- a. Discuss approving of Bylaws Committee members:** Lori Strusis moved to approve the Bylaws Committee, seconded by Shelley Neal, motion carried. The Bylaws Committee is as follows: Chair, Kim Turley, Liaison, Carolee Curtin and Members, Margie Jennings and Matt Israel.
- b. Discuss Appointing Personnel Committee Members:** Lori Strusis moved to approve the Personnel Committee, seconded by George Milder, motion carried. The Personnel Committee is as follows: Chair: TBD, Liaison, Stephanie Smith and Members: Carolyn Hamm, Sue Murray, Kim Belliveau and Carolee Curtin.
- c. Speeding concerns/speed dots:** The Board informed the residents that the dots will be installed at the lower pond and at the stop sign when there is no rain and the temperatures are a bit warmer.

10. New Business:

- a. Discussion of 28 day posting of Montevelle's Rules and Regulations, Architectural Guidelines and Standing Operating Committee Guide Manual:** Carolee Curtin moved to postpone 28 day posting of Montevelle's Rules and Regulations, Architectural Guidelines and Standing Operating Committee Guide Manual and to provide the Board more time to review, seconded by Margie Jennings, motion carried.
- b. Discussion of the Pool Hours:** Carolee Curtin moved to approve the pool hours to 7:30A.M, seconded by Lori Strusis, motion carried.

Margie Jennings moved to approve the South pool opening on April 11, 2025 seconded by Stephanie Smith, motion carried.

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Margie Jennings moved to approve the North pool opening on May 9, 2025 seconded by Lori Strusis, motion carried.

- c. Consideration of Reestablishing a Budget Committee:** Tabled until Community Meeting in April.
- d. Bulletin Board Concerns and Monitoring volunteer needed:** The Board suggested an article to be placed in the Mirror for a volunteer.
- e. Community Meeting on Budget and Reserve Study:** The Board agreed to a tentative date on April 15, 2025 – 6:00 P.M.

11. Adjourn Meeting: Carolee Curtin moved to adjourn the meeting at 7:29pm, seconded by Margie Jennings, motion carried.

Dates to Remember:

Next Board meeting March 27, 2025

Approved by the Board of Directors

Shelly Rosenthal Secretary
Signature Title

Date 4/7/25

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MONTEVALLE TREASURER'S JANUARY 2025 REPORT

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

Petty Cash	\$300
Comerica Checking	\$68,066.
TOTAL OF ALL OPERATING ACCOUNTS	\$68,366.

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	\$363,392.
Comerica Reserve Money Market	\$513,674.
TOTAL OF ALL RESERVE ACCOUNTS	\$877,066.

TOTAL OF ALL MONTEVALLE ACCOUNTS (as of January 30, 2025)	\$945,432.
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Total funds change from December 2024 = 71,877.

Anticipated Reserve Fund expenditures for this fiscal year	\$838,476.
Actual Reserve Fund expenditures spent to end of month	\$73,032.
	8.8%

**Assessments and fees in
Arrears:**

0 residents for 2 months	
0 resident for > 2 months	\$2,341.
Total assessments in arrears	

Assessments in Advance:

3 residents for 1 month
2 residents for 2 months
7 residents for > 2mths

Total assessments in advance	\$19,526.
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unaudited figures

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Park Service Foreman's Report for January-February

Happy New Year, it's been a quiet couple of months not many projects expected till spring, I will keep you updated for any major project to happen.

Spring is around the corner, don't forget to turn your clocks forward on March 9. South pool will open March 29th I think the new time will be 7: am. We have to check chems in pool every day, Ed will be coming in @ 6;30 to check chems to make sure it is safe for you to go in, some days there might be a slight delay as it takes time for the chems to balance out and to vacuum the pool. Please be patient sometimes it takes longer than 30 minutes.

So, in spring comes the ducks and geese. Please be aware of the ducks they do not like to move out of the road. I contacted Fish & Game to ask them about feeding the ducks in the park. It is illegal to feed any wildlife, they can spread diseases to your pets and humans from their droppings. For more information contact Fish and Game @ 888-334-2258

The controlled burn went well. I met with the fire crew early that morning to go over things. There were about 20 of them and 2 fire trucks and a water tender, they had over 1000 feet of fire hose spread out over the area. The smoke was a little bad, but it's worth knowing that they have clean up the dry debris to make it safer.

Reserve project completed:

Landscaping: Minor

H-Vac Mill

Reserve project in progress:

Sewer Line Phase Project

Landscape Trees

Fountain lights 1

Fountain lights 2

Fountain pumps

South pool is open 8:00 am to 10:00 pm remember quiet time is from 9pm to 10 pm., surrounding neighbors that hear people that are not residents are encouraged to contact the non-emergency number for Scotts Valley Police at (831)440-5670 if they hear parting in the pool after quiet time.

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Ed's Monthly Report. January and February 2025

1. Fix Drains at Shuffle Board.
2. Put retaining walls up at South Pool.
3. Clean out Lower Lake drains.
4. Traffic control for new house brought in.
5. Put up more no fishing signs.
6. Set up for Roller Derby party.
7. Set up for Birthday party.
8. Fix hitch on golf cart.
9. Clean out Step Ponds from Lake to Lake.
10. Replace light in Hot Tub.
11. Install new pump in South Hot Tub.
12. Take out air pump in Upper Lake.
13. Fix several broken junction boxes around park
14. Replace several burned out light bulbs around park.
15. Replace GFI at #147.
16. Clean up front entrance.
17. Clean filters in South Hot Tub.
18. Clean filters in South Pool.
19. Power wash South Pool pump house roof.

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Monteville Recreation Committee Meeting 2/13/2025

Meeting came to order at 3:30 PM. Peter, Committee Chair, Gail Evans, Shelley Neal & Lori Strusis, were present. Suzy Hunt was absent. Margie Jennings, Board Liaison was at meeting via telephone.

1. Possible change of hours at the of South Pool was discussed. Sylvia Brown, at last Board Meeting, requested we open at 7:00 AM. The hours had been changed to 7:30 to accommodate Ed DePlae, being able to add chemicals and cleaning the spa year-round, and the pool as needed, from April to November. The hours had just been changed in the Rules & Regulations this last year to 8:00 AM. Sylvia said there are other residents besides her who would like earlier access to the spa & sauna. Gail brought up the concern from homeowners around the pool to the noise from voices and slamming of the gate at the early hours. The committee agreed to a compromise by returning the hours to 7:30 AM and putting a sign on the gate & with rules to state, 7:30-8:00 AM is quiet time. Margie will bring recommendations to the next Board Meeting for a vote. Lori will talk to Tony about some product being attached to gate to reduce the noise when closing.
2. Peter and Lori had visited both pools and the shuffleboard courts to check conditions of the pool and shuffleboard equipment the previous week. Lori suggested we have long term reserve purchase of 4 new chairs to be used mostly at the North Pool to replace 4 rusting metal chairs. Gail also recommended new covers to be purchased for the pool and spa stair rails. We also need to see if the staff can work on positioning the security light by the spa. Lori will let Tony Steen know.

Gail suggested that either Armando or the landscaping crew clean up the putting green area by removing all weeds. Gail also suggested checking with Tony to see if we can use the Reserve monies assigned to the Golf Area, to repair/replace the artificial turf in the drive range section. There is also one of the tee's that is missing.

3. Dates for opening the pools were discussed. The previous year changed the opening date of the South Pool to early March. Because of rising PG&E costs, the committee suggests setting the open date to be the last Monday in March. It was also recommended that the North Pool to open the Thursday before Mother's Day so that families have access the North Pool instead of the South Pool for the holiday weekend. Margie will bring these recommendations to the next Board Meeting for a vote.
Based on these opening dates, tentative set up dates for the South Pool are March 27th at 1:00 and North Pool, May 7th at 1:00. Lori will let Ed know so he

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can get equipment out and power wash the tables & chairs. We also need to check to see if any tables need touch-up paint. Ask Elizabeth to make sure cleaning crew is set up to clean bathrooms before opening as well.

4. Dates for this year's Shuffleboard Parties will be:

May 17 4:30-7:30 Aug 23 4:30-7:30

Date for Pool Party will be:

July 26. 3:30-7:30

Lori will let Maxine & Greg know dates for the calendar & Mirror.

5. Meeting was adjourned at 4:25PM.

Lori Strusis
Committee Member

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MONTEVALLE SOCIAL ACTIVITIES MEETING MINUTES
FEBRUARY 12, 2025 – 2:00 – 2:50 PM

ATTENDEES: Bonny Schwank, Chair, Debby Goodell, Shelly Neil, Lori Strusis, Julie Mazurek, Sandra Norvall, Judy Smith, Gail Evans, Julia Halladay, Judy Bland

Budget: Judy reviewed: Social Activities - \$2,562.73 (minus \$946.14 spent for Asian event and \$500 spent for 2025 NYE DJ). Supplies - \$810.73

New Year's Eve Event Feedback: Food and alcohol spent for NYE TBD.

Asian Event April 5, 2025: Max attendance 96. Red, black and gold theme. Invitations and posters were approved and will be out on 3/10/25. Invitation will reflect the \$28 cost. At check-in, each attendee will receive one drink ticket. RSVP date 3/28/25. Volunteer sign-up list will be posted 3/10/25 (several SA members confirmed their sign up assignment. Sandra and Judy Smith confirmed that the decorations are complete. Asian theme menu was approved. Judy Smith will advise the Taiko drummers that they will be delayed until 7:30 pm.

San Lorenzo Band May 24, 2025: Bonnie and Julie will coordinate the event. Water and lemonade will be served.

4th of July: Suggestions for the Fourth of July band need to be submitted soon. San Lorenzo band members have proposed playing during the Pet Parade. Judy Smith will follow-up.

Other: Judy Smith confirmed that she gave the cleaning crew the calendar for 2025.

Respectfully submitted,
Julia Halladay

NAME	Bylaws	HOUSE KEEPING	Nominations ELECTIONS	Personnel	RECREATION	SAFETY	SENIOR RESOURCES	SOCIAL ACTIVITIES/PLAYER CLUB
CHAIR	Kim Turley	Betty Dodd	Jeanne Sikes	TBD	Peter Tyzack	Paula Reidt	Kara Patterson	Bonnie Schwank
LIAISON	Carolee Curtin	Shelley Neal	Lori Strusis	Stephanie Smith	Margie Jennings	George Milder	Kevin Brown	Lori Strusis
	Margie Jennings	Diane Overbo	Arlene Steele	Kim Belliveau	Shelley Neal	Charlie Johnson	Carol DeLange	
	Matt Israel		Marilyn Mickelwait	Carolyn Hamm	Lori Strusis	Richard Bayer		Shelley Neal
			Erin Edmundson	Sue Murray	Gail Evans	Lori Ruben		Debbie Goodell
				Carolee Curtin	Suzy Hunt	Denine Jones		Angela Clark
						Mike Mullen		Brunella Deeds
	Advisor	Advisor	Advisor			George Milder		Judy Smith
	Elizabeth Leonhardt	Elizabeth Leonhardt	Elizabeth Leonhardt					Judy Bland
		Tony Steen				Advisor		Suzy Hunt
						Tony Steen		Julia Mazurek
								Marian Brown
								Patti Haaheim