

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 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 (absent); Stephanie Smith, Director; Lori Strusis, Director George Milder, Director; and Elizabeth Leonhardt, Community Manager. 27 residents in attendance.
2. **Adoption of Agenda:** Kevin Brown moved to adopt the agenda, seconded by Lori Strusis, motion carried.
3. **Board Decorum:** The Board acknowledged.
4. **Open Forum:** During Open Forum the following topics were reported from residents in attendance.
  - Mill events- loud music.
  - Fishing in the lakes.
5. **Memorial(s):** none
6. **President's Report:** Kevin stated that the annual 4<sup>th</sup> of July celebration was great fun. Kevin announced that the fire prevention yard cleanup was successful according to the Fire Marshall. Lastly, Kevin announced the upcoming pool party is a party to look forward to.
7. **Approval of Minutes:**
  - a. Board meeting **May 8, 2025** Executive meeting, **May 22, 2025** Budget Meeting and Executive meeting **May 29, 2025**.  
Carolee Curtin moved to approve the minutes listed above, seconded by Lori Strusis, motion carried.
8. **Treasurer's Report: April, May and June 2025.**The financial records for Month end of **April, May and June 2025** have been reviewed by the Treasurer and two board members and are hereby ratified.
9. **Reports:** The Architectural report is included with the Park Service Foreperson's report. Monteville Park Foreperson's & Maintenance Report for **May, June and July 2025** are attached.

Committee Reports:

- a. Personnel (N)
- b. Bylaws (N)
- c. Elections (N)
- d. Housekeeping (Y)
- e. Recreation (N)

**Montevelle of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

- f. Safety and Emergency (Y)
- g. Senior Resources (N)
- h. 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.

**10. Old business:**

- a. **Speed Bumps:** Kevin Brown moved to approve 6 speed bumps to be installed on Lakeview Drive and 2 speed bumps to be installed on Ponderosa Road. Paula Reidt, Safety Committee Chair and Carolee Curtin will meet with Tony (park foreman) to review the speed bump placement locations. Paula Reidt will be out of town during the installation and has authorized Mike Mulhern to assist. The motion was seconded by Lori Strusis, motion carried.

**11. New Business:**

- a. **Fishing in the Lake:** Kevin moved to post a **proposed rule change to Section XVI, A. 9 of the Rules & Regulations**, which would prohibit fishing in the lakes. The rule change will be posted for a 28-day membership review and comment period. Additionally, the community manager will prepare a cover letter and include the fishing opinions of two residents, which will be distributed to residents via their mailboxes. The Board will consider resident response at the August Board meeting, asking residents to vote for or against fishing in the lakes by a show of hands. The motion was seconded by Lori Strusis, motion carried.

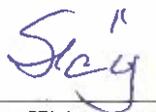
- 12. Adjourn Meeting:** Kevin Brown moved adjourn the meeting at 7:22pm, seconded by Lori Strusis, motion carried.

**Dates to Remember:**

Next Board meeting August 28, 2025

Approved by the Board of Directors

  
Signature

  
Title

  
Date

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

<b>MONTEVALLE TREASURER'S APRIL 2025 REPORT</b>
---

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

Petty Cash	\$300
Comerica Checking	\$49,712.

<b>TOTAL OF ALL OPERATING ACCOUNTS</b>	<b>\$50,012.</b>
--	------------------

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	\$497,202.
---	------------

Comerica Reserve Money Market	\$517,944.
-------------------------------	------------

<b>TOTAL OF ALL RESERVE ACCOUNTS</b>	<b>\$1,015,146</b>
--------------------------------------	--------------------

<b>TOTAL OF ALL MONTEVALLE ACCOUNTS</b>	<b>\$1,065,158.</b>
---	---------------------

(as of April 30, 2025)

YTD earned interest through April 30, 2025 = \$15,454.41

Total funds change from March 31, 2025 = \$32,721.00

Anticipated Reserve Fund expenditures for this fiscal year **\$838,476.**

Actual Reserve Fund expenditures spent to end of month **\$98,361.**

**12%**

**Assessments and fees in Arrears:**

1 residents for 2 months

0 resident for > 2 months

<b>Total assessments in arrears</b>	<b>\$1,418.</b>
-------------------------------------	-----------------

**Assessments in Advance:**

10 residents for 1 month

1 residents for 2 months

0 residents for > 2mnths

<b>Total assessments in advance</b>	<b>\$6,651.</b>
-------------------------------------	-----------------

unaudited figures

The financial records for Month end April 2025 have been reviewed by the Treasurer and two board members and are hereby ratified.

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

<b>MONTEVALLE TREASURER'S MAY 2025 REPORT</b>
---

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

Petty Cash	\$300
Comerica Checking	\$55,665.

<b>TOTAL OF ALL OPERATING ACCOUNTS</b>	<b>\$55,965.</b>
--	------------------

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	\$550,363.
---	------------

Comerica Reserve Money Market	\$519,440.
-------------------------------	------------

<b>TOTAL OF ALL RESERVE ACCOUNTS</b>	<b>\$1,069,903.</b>
--------------------------------------	---------------------

<b>TOTAL OF ALL MONTEVALLE ACCOUNTS</b>	<b>\$1,125,868.</b>
---	---------------------

(as of May 31, 2025)

YTD earned interest through May 31, 2025 = \$18,107.48

Total funds change from April 30, 2025 = \$60,710.00

Anticipated Reserve Fund expenditures for this fiscal year **\$838,476.**

Actual Reserve Fund expenditures spent to end of month **\$102,858.**

**12.2%**

**Assessments and fees in Arrears:**

2 residents for 2 months

0 resident for > 2 months

<b>Total assessments in arrears</b>	<b>\$4,308.</b>
-------------------------------------	-----------------

**Assessments in Advance:**

3 residents for 1 month

0 residents for 2 months

0 residents for > 2mths

<b>Total assessments in advance</b>	<b>\$1,262.</b>
-------------------------------------	-----------------

unaudited figures

The financial records for Month end May 2025 have been reviewed by the Treasurer and two board members and are hereby ratified.

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

<b>MONTEVALLE TREASURER'S JUNE 2025 REPORT</b>
--

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

Petty Cash	\$300
Comerica Checking	\$40,453.

<b>TOTAL OF ALL OPERATING ACCOUNTS</b>	<b>\$40,753.</b>
--	------------------

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	\$591,165.
---	------------

Comerica Reserve Money Market	\$520,891.
-------------------------------	------------

<b>TOTAL OF ALL RESERVE ACCOUNTS</b>	<b>\$1,112,056.</b>
--------------------------------------	---------------------

<b>TOTAL OF ALL MONTEVALLE ACCOUNTS</b>	<b>\$1,152,809.</b>
---	---------------------

(as of June 30, 2025)

YTD earned interest through June 30, 2025 = \$20,868.99

Total funds change from May 31, 2025 = \$-26,941.

Anticipated Reserve Fund expenditures for this fiscal year **\$838,476.**

Actual Reserve Fund expenditures spent to end of month **\$115,530.**

**13.7%**

**Assessments and fees in Arrears:**

2 residents for 2 months

1 resident for > 2 months

<b>Total assessments in arrears</b>	<b>\$4,526.</b>
-------------------------------------	-----------------

**Assessments in Advance:**

4 residents for 1 month

2 residents for 2 months

0 residents for > 2mths

<b>Total assessments in advance</b>	<b>\$3,941.</b>
-------------------------------------	-----------------

unaudited figures

The financial records for Month end June 2025 have been reviewed by the Treasurer and two board members and are hereby ratified.

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

Park Service Foreman's Report for May, June, July

Thanks to all the residents that did their fire cleanup for the inspection. There were only a few houses that had to get a reminder from the fire inspector. Saying that we are in the middle of fire season so don't let your guard down. Keep your roofs and yard clean of dry debris.

We had a little problem with the heater at the South Pool, it was down for a while, and these parts can take a while to get and have to be put in by a certified pool technician. Thanks for your patience.

The 4 of July went off with a big bang, everybody liked the new paint job at the lodge and the turnout was very good.

With the fiscal year coming to an end there will be more projects coming in the next year I will keep everybody posted on the new Reserve Projects

Reserve project completed:

Landscaping: Minor

H-Vac Mill

Hydro-jetting

Well: clean and repair

Lodge Painting

Lake chems

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.

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

Architectural Report 4/22/2025 – 7/21/2025

<u>Date:</u>	<u>Name:</u>	<u>Lot#</u>	<u>Job description:</u>	<u>Minor/Major</u>
5/19/25	Smith	216	Replace retaining wall and driveway	Minor
5/20/25	Stello	30	Repaint house	Minor
6/2/25	Ragsac	159	New AC unit	Major
6/3/25	Santos	47	New Heat pump	Major
6/4/25	Lunell	79	Replace wall and walkway	Minor
6/12/25	Morrow	124	New garage door	Minor
6/23/25	Neal	64	Replace retaining wall	Minor
6/24/25	Venting	214	New garage and deck	Major
7/11/25	Harding	197	Repaint house	Minor
7/15/25/	Mulhern	100	Replace windows	Minor
7/16/25	Hambi	69	Repaint house	Minor

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

Ed's Monthly Report. May, June and July

1. Set up for San Lorenzo band.
2. Set up for baby shower at Mill.
3. Set up for 4<sup>th</sup> of July.
4. Set up for Memorial at Lodge.
5. Set up for Baby shower at Lodge.
6. Clean grill screens Mill Kitchen.
7. Clean filters South Pool and spa.
8. Clean filters at North Pool and spa
9. Pull out Patio covers at Lodge and clean.
10. Paint garbage can coral at Lodge.
11. Paint Motor Pool shed.
12. Fix broken irrigation at Lodge.
13. Plant flowers at Lodge.
14. Pull fountain from Upper Lake.
15. Install new pump and replaced fountain to Upper Lake.
16. Pull Fountain from Lower Lake.
17. Install new pump and replace fountain in Lower Lake.
18. Paint safety yellow strips at Mill stem.
19. Repair Canopy at Lodge.
20. Cut out dead tree behind #42.
21. Remove Lilly pads from Upper lake.
22. Microbe applications to both lakes.
23. Clean Grills for 4<sup>th</sup> of July.
24. Clean Redwood Grove.
25. Worked on South Pool heater.
26. Trim Olive trees Upper Mill parking.
27. Clean spider webs off walls and lights Upper Mill.

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

Housekeeping/Property Enhancement Committee Report  
July 2025

- \* Inspected Lodge bedrooms post rentals
- \* Routine inspection Lodge kitchen and living room, straightening and tidying
- \* Purchased 2 sets of white sheets for Lodge bedroom
- \* Purchased cleaning supplies, broom and kitchen sponges for Lodge and Mill kitchens
- \* Checked Lodge frig for leftover food following various events/parties.
- \* Asked Park Services to clean fence in garbage area at the Lodge. To our surprise, they went the extra mile and painted the whole fence for a much improved look!
- \* Watered plant at the North pool

Betty Dodd  
Housekeeping Chair  
July 2025

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

MONTEVALLE SOCIAL ACTIVITIES MEETING MINUTES  
MAY 14, 2025 – 2:00 – 3:08 PM

ATTENDEES: Bonny Schwank, Chair, Judy Bland, Brunella Deeds, Debby Goodell, Gail Evans, Shelly Neal, Lori Strusis, Julie Mazurek, Sandra Norvall, Julia Halladay.

GUESTS: Connie Fossum, Marci Cox

Budget: Judy Smith reviewed: Social Activities - \$2,989.86 (plus \$200 cash). Supplies - \$229.08

Community Yard Sale 5/31/25: Connie asked if the Committee and Drama members would like to bring things to sell to her house with the proceeds to benefit SA and Drama. After much discussion, it was agreed to not participate.

4<sup>th</sup> of July: Design for the posters and invitations were reviewed. All distribution and postings will be on Sunday June 8<sup>th</sup> with RSVP date of June 27<sup>th</sup>. Cost \$16 adults, \$12/child. Menu was confirmed with BYOB. Check-in will begin at 11:00 am. Redwood Grove band will follow-up with Gail Evans 2 weeks before the event to confirm set-up details.

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

Miscellaneous:

Brunella Deeds confirmed that the Crackpots will have a soup luncheon January 24, 2026. Details to follow.

Tony Steen, Park Services Foreman, was asked to join to discuss servicing of the Mill stove prior to all events in the Mill.

Respectfully submitted,  
Julia Halladay

**Monteville of Scotts Valley, Inc.**  
**BOARD Meeting July 24, 2025 6:00 pm MILL**  
**MINUTES**

MONTEVALLE SOCIAL ACTIVITIES MEETING MINUTES  
JUNE 11, 2025 – 2:03 – 2:42 PM

ATTENDEES: Bonny Schwank, Chair, Judy Smith, Judy Bland, Brunella Deeds, Debby Goodell, Gail Evans, Lori Strusis, Sandra Norvall, Julia Halladay.

Budget: Judy Smith reviewed: Social Activities - \$2,808.17 (plus \$200 cash). Supplies - \$189.47

4<sup>th</sup> of July: Sandra has finished the decorations. Judy Smith ordered pre-wrapped utensils/napkins. Tony Steen has a 13' x 13" awning for the band area. Judy Smith will provide the office with the table layout. Julia will order the palm tree cooler approved by the Committee. Bonnie will provide signage for bbq and drinks tickets. Redwood Grove band will follow-up with Gail 2 weeks before the event to confirm set-up details.

Miscellaneous:

Sheri Beaton will attend the August meeting to discuss the plan for the November Artisan Faire.

Gail proposed a MV-wide hosted Happy Hour. She asked if SA would provide the plates, utensils; etc. Bonnie tabled this request until the July meeting.

Pool Party – 7/26/25

Shuffle Board Party – 8/23/25.

Proposed NYE Themes: Roaring 20's; gangsters; speak easy; mardi gras; winter Olympics; African safari; around the world; pjs. Survey to homeowners TBD.

Respectfully submitted,  
Julia Halladay