

Montevelle of Scotts Valley, Inc.
BOARD MINUTES Thursday, February 26, 2026 - 6:00 pm

1. Call to Order/Roll Call:

Meeting called to order at 6:02 p.m. by Lori Strusis, President. Board Members present were Lori Strusis, President; Stephanie Smith, Vice President; Carolee Curtin, Treasurer; Kevin Brown, Secretary; Margie Jennings, Board Member and Jeanne Mulhern, Board Member. George Milder, Board Member, was absent. There were 20 Members present.

2. Adoption Of Agenda

Jeanne Mulhern moved to adopt the agenda, seconded by Margie Jennings. Motion carried.

3. President's Report

Good evening everyone and thanks for coming tonight.

I just wanted to let you know that I personally haven't been out and about to see many people this month because I had my knee replaced. So, it has mostly been my 4 walls for 2 1/2 weeks, but it improves a bit each day.

Gail sent me a message on Firewise. The update is that the steering committee is meeting with Lynn Sestak next Thursday to begin the application process. The members of the steering committee so far are Greg Edmundson, Rin Deeds, Toni Mazzanti, Mares Robinson and Marcia Arnold. Gail Evans is committee chair. I really want to thank all our volunteers who have signed up to make Firewise happen. A few of us received a letter from Cal Fire stating the chance to save a discount on our plans when we achieve this certification. I for one will appreciate any savings!

Speaking of volunteers, this is a great time of year to consider joining one of the committees in the park. There is a list on the board bulletin board of these committees. Ask any of us on the board if you are interested in helping. It is a great way to get to know people in the community and of course, this is how we make our park run efficiently.

Just a quick update from the Montevelle Maintenance team: The floors in the Mill will be resurfaced next week starting Monday and completing on Friday. All the groups that meet in the Mill have been informed.

Bids are being done for the retaining wall along 70 ft of the stairs down to the North Pool.

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The South Pool is getting ready to open on the tentative date of April 6th. The Recreation Committee will be meeting soon to confirm that date and also work on getting all the staging ready for opening. The preparation for an acid wash to the spa at the South Pool will be set to happen close to the opening of the South Pool. The spa will be closed for 2 days when this happens

4. Memorial(s)

Lori Strusis asked everyone to take a moment to remember a former Members, Irene Simpkins, Ken Simpkins and Mario Brocchini who had recently passed away.

5. Open Forum

1. Member commented on phone scams targeting seniors.
2. Member commented on her retaining wall being hit by vehicles multiple times.
3. Six(6) Members commented on speed bumps.
4. Member reported on oak trees outside of Montevelle recently being cut down.
5. Member asked when the pool opens.
6. Member commented on a upcoming fundraiser and fundraisers for the social activities committee.

6. Approval of Minutes

- a. Executive Meeting, Personnel & Emergency, September 25, 2025
- b. Executive Meeting, Personnel, September 29, 2025
- c. Open Board Meeting, September 29, 2025
- d. Executive Meeting, Legal & Personnel, October 22, 2025
- e. Executive Meeting, Personnel, October 27, 2025
- f. Executive Meeting, Personnel, November 3, 2025
- g. Annual Membership Meeting, November 17, 2025
- h. Executive Meeting, Personnel, November 21, 2025
- i. Executive Meeting, Personnel, December 8, 2025
- j. Executive Meeting, Personnel, January 12, 2026
- k. Open Board Meeting, January 22, 2026
- l. Executive Meeting, Contracts, February 5, 2026

Above minutes marked a, b and c need corrections and are not approved. Steve Polizzi will make corrections.

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Lori Strusis moved to approve above minutes marked d, e, f, g, h, i, j, k and l, Second by Carolee Curtin, no discussion. Motion passed unanimously.

7. Treasurer's Report

Carolee Curtin presented the Treasurer's Report for January 2026. The Treasurer reports for December 2025 and January 2026 were reviewed by the Treasurer and two Board members and are hereby ratified.

8. Reports

Lori Strusis reported that one Committee report was turned in and is in the folder downstairs for everyone to read.

9. Old Business

a. Speed Bumps

Mike Mulhern member of the Safety & Emergency Committee reported on speed bumps, street painting and stop signs. The Committee report along with a map was presented to the Board for recommended actions.

There was Board discussion regarding Safety & Emergency Committee report.

1. Jeanne Mulhern moved to Install a replacement speed bump at the bottom of Ponderosa Road, which was damaged by a garbage truck. Second by Margie Jennings. Further discussion on this by the Board. Motion passed.
2. Carolee Curtin moved to remove the speed bump at the T-intersection of Lakeview Drive and Montevelle Drive. Second by Margie Jennings. Further discussion on this by the Board. Motion did not pass as the vote was 3-3.
3. Board discussed keeping the two side-by-side bumps on Lakeview Drive between the South Lake and Unit #89. Board discussed and agreed to keep it. There was no motion or vote.
4. Board discussed keeping the one speed bump on one-way Montevelle Drive where it intersects Old Mill Road next to Unit #55. Board discussed and agreed to keep it. There was no motion or vote.
5. Margie Jennings moved to remove one speed bump at the top section of the one-way Ponderosa Road. Second by Lori Strusis. Further discussion on this by the Board. Margie Jennings rescinded her motion. Lori Strusis moved to hold off on remaining items from the Safety & Emergency Committee report, rather wait to see what Ben Rylanders verbal recommendations for site specific mitigation for traffic calming report advises.

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Second by Stephanie Smith. Further discussion on this by the Board. Motion passed. Stephanie Smith asked Steve Polizzi to call Ben by Wed March 4th and schedule him for a site visit.

10. New Business

a. Approval of Committee Liaisons

Carolee Curtin moved to approve the Committee Liaisons as printed in the Board packet. Seconded by Kevin Brown. No discussion, motion passed.

b. Approval of Committee Members

Margie Jennings moved to approve the Committee Members as printed in the Board packet. Second by Lori Strusis. Discussion by the Board to add Scott Haley to the Safety & Emergency Committee and to add Fire Wise as a Steering Committee under the Safety & Emergency Committee. Motion passed with the discussion items. Stephanie Smith asked Steve Polizzi to look into Standing vs Steering Committee with regards to Fire Wise.

c. Board Member Best Practices/Etiquette

Kevin Brown moved to discuss this next month. Second by Carolee Curtin. Discussion by the Board. Motion failed. Stephanie Smith moved to approve Board Member best practices/etiquette. Second by Jeanne Mulhern. Discussion by the Board. Motion passed.

11. Adjourn Meeting

Carolee Curtin moved to adjourn the meeting. Seconded by Kevin Brown. Motion carried and meeting adjourned at 7:40 p.m.

MONTEVALLE TREASURER'S FEBRUARY 2026 REPORT

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

Petty Cash	\$300.
Comerica Checking	\$106,802.
TOTAL OF ALL OPERATING ACCOUNTS	\$107,102.

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	\$1,013,035.
Comerica Reserve Money Market	\$531,774.
TOTAL OF ALL RESERVE ACCOUNTS	\$1,544,809.

TOTAL OF ALL MONTEVALLE ACCOUNTS (as of February 28, 2026)	\$1,651,911.
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FY earned interest 25/26 YTD = \$22,141.

Total funds change from January 31, 2026 = \$73,545.

Anticipated Reserve Fund expenditures for this fiscal year	\$590,188.	
Actual Reserve Fund expenditures spent to end of month	\$15,810.	0.2%

Assessments and fees in Arrears:

4 residents for 2 months
1 resident for > 2 months

Total assessments in arrears	\$8,905.
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Assessments in Advance:

11 residents for 1 month
3 residents for 2 months
9 residents for > 2mths

Total assessments in advance	\$25,916.
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unaudited figures

The financial records for Month end February 2026 have been reviewed by the Treasurer and two board members and are hereby ratified.

Architectural Report 2/23/26-3/23/26

Date:	Name:	Lot#	Job description:	Minor/Major
2/25/26	Purez	178	Re-Roof	Major
3/3/26	Iverson	193	Replace retaining wall	Minor
3/10/26	Login	21	Re-Paint house	Minor

Park Foreman's Report February / March

Community Updates:

Spring is now here; you know what that means Spring cleaning. Now is the time to get the dry debris, weeds, gutters and roofs cleaned off before fire season. South pool opens up April 4.

Stop Signs:

7 New stop signs are in with bold STOP painted on the streets. Please stop at all stop signs there have been several incidents where Staff have almost been hit by residents and delivery people and remember the speed limit is 10 mph

Retaining Wall North Pool:

Work will start on 70 feet of retaining wall going down the steps to the North Pool on March 26 project should take about 5 days.

Mill Floor Resurfacing

The mill floor looks great, please remember not to pull tables or chairs across the floor as it will scratch the surface. If you need help with moving something, contact Park Services.

Speed Bump Update:

The Speed bump at the bottom of Ponderosa has been replaced. The board will be discussing and deciding on the future of the speed bump issue at the February Board Meeting.

Project Updates:

- **Lake Chemical Treatment – Currently underway.**
- **Retaining wall**
- **Stop signs and street painting**

Thank you all for your continued patience and support as we work to maintain and improve our community.

Tony Steen

Park Foreman

Ed's Monthly Report. February and March 2026

1. Install stop sign and post @ # 210.
2. Weed and Feed Golf Lawn.
3. Clean Pool and Hot Tub Deck.
4. Set up for # 165 Party.
5. Install new Motion Light at Motor Pool.
6. Clean up, Trim, and Mulch Back of Mill area.
7. Clean and Mulch front Mill flower bed.
8. Remove everything for floor refinishing upper Mill.
9. Install new Timer for Mill oval.
10. Fix broken irrigation line Lower Lake area.
11. Install Stop sign @ #135.
12. Install Stop sign from South Pool.
13. Work on irrigation.
14. Install return line covers @ South Pool.
15. Rest Timers for Spring Ahead.
16. Install new Timer for around Upper Lake.
17. Clean up North Pool area.
18. Set up and take down set ups for events.
19. Pull out Canopy at Lodge.
20. Seal Coat areas for Stop Signs.
21. Paint Stop signs on roads.

Monteville Office

From: Suzy S Hunt <shunt95066@sbcglobal.net>
Sent: Tuesday, March 10, 2026 4:51 PM
To: Monteville Office
Subject: Fw: Rec Committee minutes for next Board meeting reports EDIT

The Monteville Recreation Committee met 3/10/26 at 2pm
Attending: Peter Tyzack, Lori Strusis, Shelley Rosiak-Neal, Gail Evans, Suzy Hunt
Absent: Margie Jennings (Board Liaison)

SOUTH POOL:

Will open Saturday, April 4. Peter will tell Office Manager Steve that Ed will need to clean and begin heating it about a week earlier, and to have Steve ask Ed to power wash all tables and chairs and do any touch up paint necessary.

Committee members will meet there April 2 at 1:00pm to put chairs around and clean mats. Gail will ask Paul Machlis and/or Nina to help.

Pool will close November 2, last day being Sunday, November 1.

NORTH POOL:

Will open Friday, May 8. Peter will tell Office Manager Steve that Ed will need to clean and begin heating it about a week earlier, and to have Steve ask Ed to power wash all tables and chairs and do any touch up paint necessary.

Committee members will meet there May 7 at 1:00pm to put chairs around and clean mats.

Pool will close October 3, last day being Friday, October 2.

EVENTS AT SOUTH POOL:

Shuffle board May 30 and September 12, 4:30 - 7:30

Pool party July 18, 4:00 - 7:00.

New picnic tables are needed for these events. Lori will check with Rachael and Tony re: funding and finding new tables.

7. Miscellaneous:

- Assignment of Kitchen staff relief – Lori, All
Julia suggested we have a back-up crew to give the kitchen staff some relief. Lori will think about it and we will revisit it at the April meeting.
- Assignment for closing up – Julia
Barbara and Jeanne volunteered to help, with Nina as a backup. We will try rotating people for the various events.
- Band/DJ for 4th of July/NYE
Nina will check with two bands and Brunella with one. They will get back to us.
- The San Lorenzo Band will be playing on May 25th. Julie will talk with Diane Dearing and Dianne Overbo about organizing the event.
- Dates for Recreation Committee Activities:
South Pool heated starting April 4th
North Pool heated starting May 8th
Shuffleboard parties May 30th and September 12th – 4:30-7:30
Pool party July 18th – 4:00-7:00

The meeting was adjourned at 3:30 pm.

Respectfully submitted,

Gail Evans

The Monteville Firewise Steering Committee Met on Mon 3/16/26 10:30 AM meeting

Attending: Gail Evans, Greg Edmundson, Toni Mazzanti, Marcia Arnold, Mares Robinson via the phone. Stephanie Smith, Board liaison.

Reviewed the Homeowners' survey. Greg customized the Firewise survey example for Monteville and put it on Google survey platform. We all completed the survey and gave feedback on what fine tuning it needed. It should be emailed to all homeowners within the next couple of weeks.

- **We will stay an ad-hoc committee until we are recognized as a Firewise Community and then can create a mission, etc. to become a standing committee, whose members and to do items will be determined then.**
- **The tour with the Deputy Fire Marshall took place on Tue 3/17 with Gail Evans and Greg Edmundson.**

Some Findings from the tour:

- **There are three factors for a wildland fire to be dangerous: Fuels, weather, and topography. (We will give specific details in a Mirror article).**
- **Wildfires are generally spread not from direct exposure to flames, but to blowing embers. A good way to know where the embers might land is to observe where the leaves accumulate during the year. If leaves come to rest there, so will embers.**
- **In assessing the safety of individual homes, the priority is the first few feet from the house. Pretty plants located close to the house are problematic. If they cannot be removed gracefully, they should be kept well-trimmed and watered. Bark mulch right next to the house was observed in many locations. This is dangerous, but something which can be easily and cheaply improved by the homeowner. Lattice under decks is a potential problem that is not easily solved, but moving ignition sources such as wood mulch and flammable plants away from it will definitely help.**
- **Overall, our community is in pretty good shape. We should make efforts to thin fuels, especially ladder fuels under trees, and a number of the trees would benefit from being trimmed up away from potential ladder fuels underneath. One particular area of concern is the canopy of oaks going up the stairs from the South Pool. Individual homeowners can increase the survivability of their homes by replacing bark mulch adjacent to the house with rock or gravel. This does not need to happen all at once—every year you could add a little bit. Also, keeping wood surfaces painted adds some protection. In a future addition of the Mirror we will have an article listing**

highly flammable plants, as well as those that are safer with respect to fire danger.

- Finally, he recommended the web site readyforwildfire.org which is maintained by CalFire.

- **Six Steps for Firewise Recognition**

1. **Form a steering committee (done).**
2. **Complete a wildfire risk assessment (will be completed after the survey results are analyzed).**
3. **Host/attend a minimum of one wildfire risk reduction educational event, or related activity, per year (done).**
4. **Develop a three-year action plan.**
5. **Meet the minimum wildfire risk reduction investment: 1 hour (or ~\$33.49) per residence per year. (For Montveville, this would be 220 hours or \$7,368 per year. Work completed by our staff will count toward the total). Also report estimate of Cubic Yards of Vegetation removed.**
6. **Create a Firewise USA Portal online account, add your data and submit your application.**