

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

1. Call to Order/Roll Call:

Meeting called to order at 6:03 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, Jeanne Mulhern, Board Member and George Milder, Board Member. There were 25 Members present.

2. Adoption Of Agenda

Kevin Brown moved to adopt the agenda, seconded by Jeanne Mulhern. Motion carried.

3. Memorial(s)

Lori Strusis asked everyone to take a moment to remember a former Members, Penny Matthews and Marc Kerner who had recently passed away.

4. Open Forum

- One Member commented on pool use for visitors.
- One Member commented on opening the pools one month earlier at a temperature of 82 degrees.
- One Member commented on keeping the speed bumps.
- Four Members commented on removing the speed bumps.
- A Member gave an update on the upcoming "upscale flea market, garage sale, gift shop" fundraiser for the social activities committee on Saturday May 16 from 10:00 a.m. to 4:00 p.m. in the Mill.

5. President's Report

Good evening, everyone and thanks for coming tonight.

As we begin the meeting tonight, I want to remind you this is a business meeting for the Board. Until the meeting has been adjourned, please only get up if you need to leave early or need to use the restroom. There was a bit of confusion at the last meeting where many went to the back to enjoy the after meeting refreshments. It made it very difficult for us to hear and continue with our business. Another reminder regarding speaking during the business portion of the meeting; please ask your questions regarding the agenda items for the night's meeting during open forum. Unfortunately, it is disruptive to have to answer everyone's questions when we are discussing new or old business.

I hope everyone was able to find a cool place to wait out the record-breaking temperatures the last couple weeks. Remember you can always bring a book or play some games in the mill to cool down. We wish we could have opened the pool early for you all but that is a bit of a process. Ed works on it for a week

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getting both the hot tub and pool ready. He brings all the equipment out to power wash and next the recreation committee cleans off the cushions and puts everything in place. Of course if you like cold temperatures, you can use the pool before our official opening date but it will not be up to temperature, 84 until Friday April 3rd. Steve put the updated rules & dates in your boxes last week.

We selected a bid for the work on the North Pool retaining wall. Work has actually started today. You probably want to avoid that area for a bit unless you live on that street.

I mentioned volunteers in Monteville at the last meeting. This is a great time of year to consider joining one of the committees in the park. There is also another concern which is people willing to serve on the Board of Directors. We have 3 Board Members that could be retiring out of the position in November and that will come before you know it. Consider giving a bit of your time and serving a term or talk to neighbors who you think would be a good addition. 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.

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, Personnel, February 26, 2026
- e. Open Board Meeting, February 26, 2026
- f. Executive Meeting, Personnel, March 5, 2026
- g. Executive Meeting, Contracts, March 18, 2026

Jeanne Mulhern moved to approve above minutes, Second by Kevin Brown, no discussion. Motion passed unanimously.

7. Treasurer's Report

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

Carolee Curtin also reported that Monteville currently has in excess of \$250,000 at each of the 2 Financial Institution we use, West Coast Bank (formerly Santa Cruz County Bank) and CoAmerica. FDIC only insures \$250,000 per account and when this was questioned in the past, our financial advisors at the bank said we were insured for \$250,000 per signee. Since the Board has 4 signers at West Coast Bank and 5 signers at CoAmerica, we believed we were covered.

When Jeanne joined our Board, she questioned this, since she formerly worked at a bank and has vast experience in the banking world. We questioned our auditor and Legal who confirmed Jeanne's concern – the FDIC coverage for corporations is

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\$250,000 per depositor, not signee and since we only have one depositor (Montevalle) only \$250,000 is covered.

The email received from our auditors said that since the standard FDIC insurance limit is \$250K per depositor, per insured bank, in order to protect our accounts, we can opt for the IntraFi accounts where the Bank puts our funds into various FDIC insured banks for us, making sure that each deposit per bank/financial institution is up to \$250K. That way, the entire account balance is FDIC insured, instead of just up to \$250K.

The auditor stated the IntraFi account is not new to them, they have seen their other clients using the IntraFi account.

Furthermore, they stated that Montevalle was not out of compliance with Montevalle keeping more than \$250K in one bank. It just means that Montevalle is at risk for balance in excess of \$250K since maximum insured per depositor per insured bank is \$250K.

We were able to set up IntraFi accounts at West Coast Bank and are currently working with CoAmerica to see if they offer this option or a similar one that insures funds in excess of \$250,000. If they do not offer an account that meets Montevalle's needs, we will transfer funds to West Coast Bank.

Discussion: Stephanie Smith clarified that there are no "slush funds" and that all funds that we have are allocated to a budgeted line item.

8. Reports

Lori Strusis reported that three Committee reports were submitted and are in the folder downstairs for everyone to read (Recreation, Social Activities, FireWise). The architectural report is included with the Park Service and Park Maintenance Staff Report.

9. Old Business

- a. George Milder reported on the Ben Rylander traffic calming recommendations.

Recommendations / long term from Ben

- Paint crosswalks with hinged signs in the center
- Landscape pockets
- Bulb outs
- Speed humps
- Raised crosswalks
- Striping with reflective yellow paint and reflective turtles
- Traffic study at approx. 30K, this will identify what are true needs are. Poss due this when we are scheduled to asphalt the Community in 2029

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- Make sure that we are compliant with permits and the Fire Department(s) and who assumes liability for damages caused by installing speed bumps(the Board)

Recommendations / Immediate (short term) from Ben

- Center line stripes
- Stop signs with stop painted

Important Point Of Speed Bumps from Ben

If we were to install additional speed bumps or keep the speed bumps we already have, to make them effective we would realistically need to install more on the downhill roads and long roads so there is only approx. 20-30ft between the speed bumps, if there is more distance between the speed bumps then people will just accelerate between the bumps.

- b. George reported on the 14 items the Safety & Emergency Committee reported at the February 26, 2026 Open Board Meeting. The items below were discussed and voted on as needed.
 1. Install a replacement speed bump at the bottom of Ponderosa Road, which was damaged by a garbage truck. **This was previously approved and already completed by Monteville Staff.**
 2. Install another speed bump at the T-Intersection of Lakeview Drive and Monteville Drive next to the existing bump on the uphill (Lodge side) of the intersection. **Carolee Curtin made a motion to remove this speed bump, Second by Margie Jennings. Discussion followed. Motion voted on and passed.**
 3. Keep the two side-by-side bumps on Lakeview Drive between the South Lake and Unit #89. **This was previously approved and already completed by Monteville Staff.**
 4. Keep the one bump on one-way Monteville Drive where it intersects Old Mill Road next to Unit #55. **This was previously approved and already completed by Monteville Staff.**
 5. Keep the one bump at the top section of one-way Ponderosa Road.

Jeanne Mulhern made a motion to keep this speed bump, Second by Kevin Brown. Discussion followed. Motion voted on and failed. Margie Jennings made a motion to remove all speed bumps, Second by George Milder. Discussion followed. Motion voted on and failed. Lori Strusis made a

motion to remove this speed bump, Second by Margie Jennings. Discussion followed. Motion voted on and passed.

6. If any speed bump is damaged or destroyed, they should be immediately replaced - without requiring further Board action. **Discussed and acknowledged by the Board.**
7. Board to formally approve, or not approve, the removal last year of the two side-by-side bumps between the South Lake and Unit #18, and explain the reason for that action. **This has already been removed by the Monteville Staff and ratified by the board previously.**
8. Acknowledge that only the Board is authorized to install or remove speed bumps and/or STOP signs. **Board acknowledged this.**
9. Install a physical STOP sign on Ponderosa Place at intersection of Ponderosa Road. **Already completed.**
10. Safety Committee recommends the 4-way intersection at Lakeview Drive, Oak Circle, and Old Mill Road be considered for installation of physical STOP signs on all four corners. There are 2 Stop signs on 2 corners just need to add Stop sign on corner of 160 and across the street on the corner by the south lake and paint. **George Milder made a motion to add the two stops signs, Second by Kevin Brown. Discussion followed. Motion voted on and passed.**
11. Board should request Park Foreman, Tony Steen, provide an update for when (weather-permitting) paint will be "refreshed" on pavement for: (A) intersection lines, (B) words STOP, and (C) 10 mph speed limit throughout the Park. **This has already been completed by the Monteville Staff, no board action needed.**
12. Board should request Park Foreman share with the Safety Committee and Board his research and findings into cost and practicality of softer speed bumps, tables, and platforms to replace abrupt bumps. **Board acknowledged this will be completed prior to the 2029 asphalt project (part of reserve projects planned for fiscal year 2029).**
13. Board should determine if they still want someone (Park Foreman, a Board Member, and/or Safety Committee) to have Ben Rylander of Bowman & Williams provide advice regarding traffic calming locations and devices (NTE

\$1,000). **This was previously approved completed with the Park Staff, Board Members and Safety & Emergency Committee.**

14. Board should determine who they want to continue research into possibly replacing the “abrupt” speed bumps with smoother ones similar to those that have existed in the Park for years. This may placate residents who have complained about the “abrupt” bumps. **Board discussed and will push this out to 2029.**

10. New Business

1. FOPM

- a. Lori Strusis skipped this to discuss the FireWise items first.

2. **Create Fire Wise Adhoc Committee, Discuss liaison for new Firewise Adhoc Committee, Approval of Firewise chair and committee members**

- a. Lori Strusis made a motion approve Fire Wise as an Adhoc Committee, Second by Stephanie Smith. Discussion followed. Motion voted on and passed.
- b. Carolee Curtin made a motion appoint Stephanie Smith as the Board Liaison to the Fire Wise Adhoc Committee, Second by Jeanne Mulhern. No discussion. Motion voted on and passed.
- c. Motion made by Jeanne Mulhern to approve Gail Evans as the Chair of the Fire Wise Adhoc Committee. Greg Ermundson, Toni Mazzanti, Marcia Arnold and Mares Robinson are Members, Second by Margie Jennings. No discussion. Motion voted on and passed.
- d. Gail Evans read her report for Fire Wise.

Going back to item 1, FOPM:

Jeanne Mulhern made a motion to move the FOPM item to April, Second by Carolee Curtin. Discussion followed. Vote on the motion failed. Lori Strusis had everyone take a 10-minute break. After the 10-minute break the Board discussed the FOPM. Recommendations for additions, grammar, spelling and formatting were discussed and given to Community Manager Steve Polizzi to make. Completed FOPM will be on unfinished business for the April 2026 Open Board Meeting.

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11. Adjourn Meeting

Carolee Curtin moved to adjourn the meeting. Seconded by Margie Jennings.
Motion carried and meeting adjourned at 8:20 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 | \$1,651,911. |
|---|---------------------|

(as of February 28, 2026)

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. |
|-------------------------------------|-----------------|

Assessments in Advance:

11 residents for 1 month

3 residents for 2 months

9 residents for > 2mths

| | |
|-------------------------------------|------------------|
| Total assessments in advance | \$25,916. |
|-------------------------------------|------------------|

unaudited figures

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

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. North Pool opens May 8.

Speed Bump Update:

The board has decided to take out 4 of the seven speed bumps out.

Project Updates:

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

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

Tony Steen

Park Foreman

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 |

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.

SOCIAL ACTIVITIES MINUTES

March 11, 2026

Attendees:

Julia Halladay (Chair), Judy Smith, Julie Mazurek, Nina Eklof, Barbara Woodford, Jeanne Sikes, Gail Evans, Lori Strusis, Sandra Norvell, Shelley Neal, Brunella Deeds, Jeanne Mulhern (Board Liaison)

The meeting was called to order at 2:00 pm.

1. Secretary duties – Julia
Gail volunteered to serve as secretary.
2. Budget – Judy Smith
Operating Budget - \$3012.55
Supply Budget -\$1234.43
3. Survey to Owners – Gail
Gail will distribute the survey by March 17th with a return date of March 23rd.
4. Planning for Cinco de Mayo (May 2, 2026 4:30-7:30) – Lori, Sandra, Judy S, Julia
831 Tacos will set up their trailer in the upper Mill parking lot. The cost is \$14 for 3 tacos. We will have drinks/chips/guacamole and salsa from 4:30-5:30 with dinner being available at 5:30. We made edits to the invitation that Julia will share with Suzy. Sandra shared one of her beautiful center pieces. The issue of music was discussed. Julia will ask Erin to put together a play list. Brunella will see if Watsonville High School has a band. The limit for the band is \$400. We will determine the final price once we know how much the band will be.
5. Music in Monteville – Julia
We discussed asking for donations in the future, which is also a question on the survey.
Tony Lindsey and his band will be playing on April 18th from 5:30-7:30.
6. Neighborhood Treasures – Jeanne S/Barbara Woodford
Jeanne shared the fliers that were distributed for the event being held on May 16th. She has already received donations.

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.

- o 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 Montvealle, 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.