

Montevelle of Scotts Valley, Inc.
BOARD MEETING MINUTES
Thursday, April 23, 2026 - 6:00 pm

1. Call to Order/Roll Call:

Meeting called to order at 6:05 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 15 Members present.

2. Adoption Of Agenda

Lori Strusis requested to make a change to the agenda and report on the new business before the old business. Lori Strusis moved to adopt the agenda with the above change, seconded by Carolee Curtin. Motion carried.

3. Open Forum

- One Member commented on Obtaining information regarding Montevelle financials and was advised that all requests can be made to the Community Manager.
- One Member reported on the upcoming Montevelle Treasures Event and again let everyone know the proceeds from the event will go towards Social Activities.
- One Member commented on speed bump where there is a four way stop already, with some discussion that followed.

4. Memorial(s)

No memorials were reported for the past month.

5. President's Report

Good Evening everyone and thanks for coming tonight.

Hopefully tonight's meeting will be short and sweet. Yeah, an old saying so sweet might not be appropriate.

After our heat wave last month, we got some pretty good downpours to round out our spring. Even with the rains, there has been some good activity at the pool. Several of us are working out, some daily. Swim class started up and we encourage others to join us. This morning it was gorgeous out there.

The North Pool will open on May 7th, the Friday before Mother's Day. Nice option for a bit colder pool and the kids can start coming to enjoy the pool with their grandparents.

April 23, 2026 Board Meeting Minutes, Continued

Another quick reminder is that we are back to baby duck season again. Please drive slowly around the lake and keep your eye open for those little guys. Please remember the warning from fish and game not to feed the wildlife.

We had a great night of music on April 18 with Tony Lindsay & the funky band. The room was full, with plenty of good food and dancing. Hope to have another music event coming soon.

You may have noticed the invite to our Cinco De Mayo Party in your mailbox. It will be a very fun event with a Taco Bar, Margaritas, beer or wine and snacks at Happy Hour. We are excited to have Senderos play for us a couple hours during Happy Hour and dinner. The group was founded in 2001 by Indigenous Oaxacan Sisters as an after-school dance club. I will let you read the full print out about these players in the invitation in your mailbox. There was a big article in the Sentinel as well. There will be more music too with Erin Edmundsen teaching us an easy dance. Ole!

6. Approval of Minutes

- a. Open Board Meeting, March 26, 2026
- b. Executive Meeting, Personnel, April 16, 2026

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

7. Treasurer's Report

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

Carolee Curtin also reported that The Board previously approved the transition of Reserve funds from traditional savings and Money Market accounts into IntraFi Cash Services (ICS). This ensures that all of Monteville funds are insured by FDIC.

As a result, the two money market accounts at Comerica Bank have been closed, since they did not offer ICS. The funds were deposited at West Coast Bank under the new investment account framework. Comerica Bank now holds only the Association's Operating account with a balance that is much lower than \$250,000.

All Reserve funds are currently maintained at West Coast Bank and are structured as follows:

- **Reserve Checking Account** – Used to pay Reserve-related invoices.
- **Reserve Savings Account** – Maintains a target balance of \$200,000 and is used to replenish the Reserve checking account as needed.

April 23, 2026 Board Meeting Minutes, Continued

- **Investment Accounts**– These are the ICS Reserve funds to optimize returns.

The Reserve Savings and Investment accounts are configured with a sweep feature: any funds exceeding the \$200,000 threshold in the savings account are automatically transferred into the investment account.

At this time, both the Reserve Savings and Investment accounts are earning the same interest rate.

Jeanne Mulhern questioned why the values on pages 1 and 6 of the Profit and Loss didn't match. When reviewing the Profit and Loss document, it was realized that the Profit and Loss statement presented to the Board was a special report requested by the board member and represented screenshots from Monteville's Quickbook Account. The value on page 1 included income that had cleared as of March 1 and the value on page 6 included uncleared income and late and prepaid income. The profit and loss statement that was originally provided to the Board did contain some errors and the correct one was distributed to the board for review.

The information on the Treasurers Report is correct.

8. Reports

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

9. New Business

- a. Lori Strusis reported that per our Insurance carrier the Member must be present with any visitors/guests when they are at the pools. We checked on this and if the Member is not present this would cause a liability issues.
- b. Gail Evans thanked the members of the Firewise Adhoc group(Greg Edmundson, Toni Mazzanti, Mares Robinson, Marcia Arnold and Liaison Stephanie Smith) for all the hard work that they did on the Firewise application process. The application was turned in last week and waiting for review. Once approved by the State the Community will be notified for final review and onboarding. This process usually takes from 2-6 weeks.
- c. The Budget Meeting was set for 5:30 pm on Tuesday June 9, 2026 with the regular Board meeting to follow at 6:00 pm on Tuesday June 9, 2026. There will be no May 2026 Board Meeting.

10. Old Business:

April 23, 2026 Board Meeting Minutes, Continued

- a. FOPM – The Board discussed and edited the first half of the FOPM in length. More discussion and editing will continue. Once the FOPM is complete it will be voted on for approval.

11. Adjourn Meeting

Margie Jennings moved to adjourn the meeting. Seconded by Lori Strusis. Motion carried and meeting adjourned at 8:51 p.m.

MONTEVALLE TREASURER'S MARCH 2026 REPORT

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

Petty Cash	\$300.
Comerica Checking	\$102,420..

TOTAL OF ALL OPERATING ACCOUNTS	\$102,720.
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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.

West Coast Bank Reserve Checking & HOA Savings	\$257,628.
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Comerica Reserve Money Market	\$533,002.
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West Coast Investment Account	\$805,588.
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TOTAL OF ALL RESERVE ACCOUNTS	\$1,596,227.
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TOTAL OF ALL MONTEVALLE ACCOUNTS (as of March 31, 2026)	\$1,659,947.
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FY earned interest 8/01/25-07/31/26 YTD = \$25,439.
Total funds change from February 28, 2026 = \$41,036.

Anticipated Reserve Fund expenditures for this fiscal year	\$590,188.	
Actual Reserve Fund expenditures spent fiscal year to date	\$22,247.	0.4%

Assessments and fees in Arrears:

0 residents for 2 months	
4 resident for > 2-5 months	
Total assessments in arrears	\$9,710.

Assessments in Advance:

8 residents for 1 month	
4 residents for 2 months	
11 residents for > 2mnths	
Total assessments in advance	\$25,670.

unaudited figures

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

Monthly Financial Update & Treasurer's Report

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**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 3/24/26 - 4/21/26

Date:	Name:	Lot#	Job description:	Minor/Major
3/25/26	Rhobles	160	Replace lattice	Minor
4/6/26	Crivello	130	Replace stairs	Minor
4/7/26	Logan	21	New windows	Major
4/8/26	Norvell	194	New slider & windows	Major

Ed's Monthly Report. March and April. 2026.

- 1. Pant flowers and Ice Plant at Front Entrance.**
- 2. Put up Hand Rail at North Pool Stairs.**
- 3. Finish Installing Stop Signs.**
- 4. Finish Painting Stop on roads.**
- 5. Power wash pool deck.**
- 6. Power wash Patio furniture.**
- 7. Start up heater for S. Pool.**
- 8. Set up tables, unbrellas, chairs, lounge chairs at S. Pool.**
- 9. Drain and refill S. Hot Tub. Balance chems.**
- 10. Trim Flowers around Park. Daisys.**
- 11. Set ups for the month. 4.**
- 12. Work on vacuum for pools.**
- 13. Paint yellow line on roads.**
- 14. Re-paint stop signs on roads. 2.**
- 15. Put picnic tables together.**
- 16. Clean Shuffle Board Shed.**
- 17. Mow Golf Lawn twice a week for 3 weeks.**
- 18. Sand and paint handrails for N Pool stairs before replacing.**
- 19.**

Housekeeping Report April 2026

- * Periodic checks on Lodge bedrooms done to ensure sheets and blankets are returned to correct bedrooms as the rooms have different size sheets and color combinations.
- * Straighten up Lodge kitchen and clean counters following use by residents and guests.
- * Take decor items left in Lodge to Jeanne Sikes to be sold at upcoming garage sale.
- * Check on Mill kitchen following events, refill soap containers etc.
- * Check South pool change rooms now that the pool is open for the season.

Betty Dodd, Housekeeping Chair
April 21, 2026

SOCIAL ACTIVITIES MINUTES

April 8, 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, Connie Fossom, Bonny Swank, Debby Goodell, and Jeanne Mulhern (Board Liaison)

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

1. Budget – Judy Smith

Operating Budget - \$3266.31

Supply Budget - \$1189.44

2. Review of Survey to Owners – Gail

- Gail gave a brief summary of the results from the 35 surveys that were received. People were generally very pleased with the events. There were some who wanted more casual events (e.g. bingo, happy hour, BBQs in the Redwood grove, etc. Lots of support for donations for future music events.
- Judy S recommended that we keep two formal events.
- Barbara will continue researching requirements for Bingo.
- Buffets seem to be preferred.

3. Final planning for Cinco de Mayo (May 9, 2026 5:00-8:00ish) –

- Food truck finalized. We need to give them a final count a few days before the event. They will bring a trailer and grill.
- Judy S is still working on getting the band of children from Mexico. They will need to provide their own transportation.

4. Music in Monteville

- We'll start asking for donations for future music events.
- Tony Lindsey and his band will be here April 18th from 5:30-7:30.
- The next event will be in the fall.

5. Neighborhood Treasures

- The fliers are out.
- Jeanne made signs for drop off at her house. Her garage will be open during the day.

- Event will be May 16th from 10am-4pm.
- Committee members agreed to donate a dozen cookies each for the Neighborhood Treasures and the San Lorenzo Band on May 25th.

6. Miscellaneous:

- Stormin' Norman will play on the 4th of July. Nina is arranging it and the cost is \$500.
- Nina will also look into Tsunami for New Year's Eve from 7:00-10:00.

The meeting was adjourned at 3:14 pm.

Respectfully submitted,

Gail Evans