

Montevelle of Scotts Valley, Inc.
BOARD MEETING MINUTES
Tuesday, June 9, 2026 - 6:00 pm

1. Call to Order/Roll Call:

Meeting called to order at 6:29 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 approx. 25 Members present.

2. Adoption Of Agenda

Lori Strusis moved to adopt the agenda with the addition of adding under New Business items (c) Revised Treasures Report Recommendation, (d) Revised P&L Format Reconciliation. Jeanne Mulhern asked for item (e) Budget and Finance Committee Reinstatement also be added. Second by Stephanie Smith. Motion carried.

3. Memorial(s)

Lori Strusis asked everyone to take a moment to remember former Members, Ramona Galassi and Betty Powell who passed away in May and Karen Bonnie who passed away in June.

4. Open Forum

- Two Members reported on the Community Treasures fundraiser and thanked all that were involved with organizing and supporting the event.

5. President's Report

Good evening, everyone and thanks for coming tonight. Especially important since we were discussing the budget. Great News to not have an increase another year in a row.

Probably the most important reminder tonight is the Fire Inspection coming up on June 16th at 10:00AM. Try to spend a bit of time around your house removing any dry limbs, weeds, trash, etc. Also, good practice to keep those trees above or in close proximity to your home at 12 ft clearance above.

A big thanks to the Firewise Group for getting our application process approved so quickly. Lynn, the representative from Firewise, was very pleased how well they did. The certificate was sent out by Steve, our Community Manager in your email so that you could see if you can try to get a proration in your paid Fire Insurance or to use on any policies coming due soon.

The Montevelle Players are performing this weekend. If you haven't gotten your tickets for Saturday or Sunday, do so right away. You don't want to miss it! Tell all your neighbors too!

Two more events: Watch your mailbox for the 4th of July Celebration and get your reservations in! It's the 250th celebration of our county! We have a great band, plenty of

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food, watermelon eating contest, water balloon toss and of course, our Pet/Grandchildren and Golf Cart Parade. The other event in July is our Annual Swim Party at the South Pool. The first two have been so much fun and not to be missed! Mark your calendars for July 18th 4-7PM.

We had a few disturbing things happen that need to be known. Most people know that June is Pride Month. A resident was nice enough to put Pride Flags in the Mill hall for people to put on their property in support of Pride Month. Someone came in twice and grabbed them all and threw them in the garbage can. There have been 4 people, including myself, who had flags in their yards that were stolen. Please be kind and supportive of your neighbors and never do something as hateful as destroying property because of your beliefs.

On to the repetitive reminders for all. Do not use any powers tools or blowers on Sunday or after 5:00 on weekdays. We have been getting reports of people sliding into bad habits again. Please tell your neighbors to stop, thanks.

We also got a report from one of our members that loves taking walks. She has Parkinson's and can't move quickly. She was almost taken out by one of our residents taking a corner very quickly. Please follow the 10 hour speed limit and use the slow down sign to those you see driving fast.

Back to baby duck season. One cute group has been hanging out in the step pond between both lakes. Please drive slowly around the lake and keep your eye open for those little guys. Remember the warning from fish and game not to feed the wildlife.

That's all for now!

6. Approval of Minutes

- a. Open Board Meeting, April 23, 2026
- b. Executive Board Meeting, Contracts, May 6, 2026
- c. Executive Board Meeting, Contracts, May 8, 2026
- d. Executive Board Meeting, Personnel/Contracts, May 14, 2026

Discussion regarding the April 23 Open Board Meeting and May 14 Executive Board Meeting by the Board took place.

Lori Strusis made a motion to move the 23 April Open Board Meeting minutes to the July Board Meeting for corrections, Second by Kevin Brown, no discussion. Motion passed unanimously.

Lori Strusis made a motion to accept the Executive Board meeting minutes from May 6 and May 8 as written, Second by Jeanne Mulhern, no discussion. Motion passed unanimously.

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Lori Strusis made a motion to accept the Executive Board meeting minutes from May 14 as written, Second by Kevin Brown, discussion followed with Kevin Brown stating that he will not vote as he was not present at this meeting. Motion passed 6-0 with one abstaining.

7. Treasurer's Report

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

8. Reports

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

9. New Business

- a. Review Audit Report Distribution – Lori Strusis explained why all the pages of the audit do not get sent out. Motion made by Lori Strusis that going forward all pages of the audit will be sent out. Second by Jeanne Mulhern. Discussion followed and vote called for, four yes, one no and two abstained, motion passed.
- b. Pride Month – Stephanie Smith reported - I respectfully encourage our community to consider raising the Pride flag during the month of June. For many, this simple and visible gesture represents far more than a symbol—it signals that everyone is welcome, valued, and safe being their authentic selves. In a retirement community such as Monteville especially, where residents bring rich and diverse life experiences, creating an environment of openness and belonging is essential to overall well-being.

Many older LGBTQ+ adults have lived through decades when acceptance was limited and discrimination was common. As a result, some may still feel hesitant to be fully open about who they are, particularly in shared living environments. Displaying the Pride flag can help ease those concerns by showing a clear commitment to dignity, respect, and inclusion. It fosters a sense of recognition and connection—not only for LGBTQ+ individuals, but for their families, friends, and allies as well.

Raising the Pride flag is a meaningful way to align with the community's values of compassion and respect for all residents. It is a small act that can have a profound impact helping people feel seen, supported, and truly at home.

Thank you for considering this gesture as part of our ongoing efforts to create a welcoming and inclusive community for everyone.

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Stephanie Smith made a motion to fly the Pride Flag on the flagpole for the month of June, Second by Margie Jennings, Kevin Brown clarified this will be for the month of June every year and all Board members were in agreement, motion passed unanimously.

- c. Revised Treasures Report Recommendation – Jeanne Mulhern requested more information be added to the report. Discussion followed, Jeanne Mulhern will have a draft of what recommendations she would like on the form to the Board, and this item will be moved to the July 2026 Open Board Meeting under Old Business.
- d. Revised Profit and Los Format – Jeanne Mulhern discussed the formatting of the P&L. Discussion followed, Jeanne Mulhern made a motion to the P&L presented like it was this month, April 2026, Second by Kevin Brown, motion passed unanimously.
- e. Budget and Finance Committee Reinstatement - Lori Strusis made a motion to reinstate the Budget and Finance Committees, Second by Jeanne Mulhern, discussion followed. Motion voted on, one yes and six no, motion did not pass.

10. Old Business

- a. FOPM – Discussion by the Board followed with this being moved to the July 2026 Open Board Meeting under Old Business.

11. Adjourn Meeting

Carolee Curtin moved to adjourn the meeting. Second by Margie Jennings. Motion carried and meeting adjourned at 8:54 p.m.

MONTEVALLE TREASURER'S REPORT – April 30, 2026

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

Petty Cash	\$300.
Comerica Checking	\$52,274.

TOTAL OF ALL OPERATING ACCOUNTS	\$52,574.
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RESERVE ACCOUNTS (Reserve account is required by Civil Code.)

(used if the repair or replacement is more than \$1,000 and is done less often than every 18 mos.)

Comerica Reserve Money Market	\$532,998.
(Account closed/ funds transferred to West Coast Bank)	

West Coast Bank Reserve Checking	\$99,077.
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West Coast Reserve Savings	\$205,624.
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West Coast Investment Accounts	\$863,734.
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(IntraFi Cash Services (ICS) accounts - FDIC Insured)

TOTAL OF ALL RESERVE ACCOUNTS	\$1,701,433.
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TOTAL OF ALL MONTEVALLE ACCOUNTS (4/30/26)	\$1,754,007.
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Interest Earned this fiscal year: YTD \$29,593.

Total funds change from March 31, 2026, \$90,060

Anticipated Reserve Fund expenditures for this fiscal year **\$590,188.**Actual Reserve Fund expenditures spent fiscal year to date **\$28,545.** 0.5%**Assessments and fees in Arrears:**

0 residents for 2 months

2 resident for > 2-5 months

Total assessments in arrears	\$5,508.
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Assessments and Credits in Advance:

11 residents for 1 month	\$5698
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1 resident Credit	360
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1 resident Credit	429
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Total assessments in advance	\$6,487.
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unaudited figures

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

Architectural Report 4/22/26 – 6/4/26

Date:	Name:	Lot#	Job description:	Minor/Major
4/23/26	Smith	114	Re-Roof	Major
4/30/26	Canepa	37	Re-Paint	Minor
5/19/26	Isreal	28	RE-Roof	Major
5/26/26	Medows	206	Cart Shed	Minor
5/27/26	Turly	15	Re-Place skirting & windows	Minor

**Park Foreman's Report
February / March**

Community Updates:

New look for the upper lake. We installed a commercial fountain it is capable of multiple color figuration along with 9 different fountain heads and a new aeration spreader this will help with the lakes' eco system. New look for the mill, the Mill should be done by 6/7. Fire inspection is on the June 16 the fire Marshall will be checking each house for dry debris overgrown bushes and debris on roof and around houses. If not compliant the homeowner will get a letter about what needs to be done and have 2 weeks to fix it. If not done in 2 weeks the Fire Marshall will issue a citation.

Project Updates:

- **Mill painting - 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

Ed's Monthly Report. April and May 2026.

- 1. Install Air pumps to Upper Lake.**
- 2. Start North Pool and Hot Tub heaters.**
- 3. Start water heater North Pool Bathrooms.**
- 4. New rope and weirs at North Pool.**
- 5. Sand and paint tables for North Pool.**
- 6. Clean all pools filters.**
- 7. Open North Pool.**
- 8. All set ups for the month.**
- 9. Fix Lodge sign.**
- 10. Fix broken border boards.**
- 11. Replace irrigation valve at Ken Karr Park.**
- 12. Fix irrigation at Parking Oval.**
- 13. Repair stop sign at #100.**
- 14. Replace tank in toilet at Lodge Bathroom.**
- 15. Relocate air pump to Dog House yard pump house.**
- 16. Replace Filter at North Pool.**
- 17. Replace Limit switch at North Pool Heater.**
- 18. Replace pump at South Pool.**
- 19. Work on Irrigation pumps.**
- 20. Fix locks in Mail Room.**
- 21. Put new picnic tables together.**
- 22. Fix lights in laundry room.**
- 23. Fix broken heads around park.**
- 24.**

Dear Monteville Homeowners,

The Firewise Steering Committee has great news to share: Monteville has been officially recognized as a Firewise USA Community! According to Lynn Sestak, Firewise Coordinator for Santa Cruz County, "The Monteville Steering Committee did a fantastic job completing the application."

We would like to thank the 105 households who Completed the risk assessment survey. We could not have done this without the help from so many of you.

In terms of the insurance cost reduction, there is typically a 1–2 month delay between Firewise recognition and the insurance database updates for Firewise community names and boundaries. So, within a month or two of our recognition date (May 20, 2026), insurance companies should have that info on file. In the meantime, there are copies of our recognition certificate and a map of Monteville attached to this email that you may share with your insurance agent. We will also place a few copies in the mailroom for folks who do not have computer access.

Within the next few weeks, we will be providing information on how each household can track their refuse removal as well as other efforts toward home hardening. Please stay tuned!

Kind regards,

The Monteville Firewise Steering Committee Members

Gail Evans

Greg Edmundson

Toni Mazzanti

Mares Robinson

Marcia Arnold



NATIONAL FIREWISE USA® PROGRAM

CERTIFICATE

OF RECOGNITION

The National Fire Protection Association acknowledges that

Monteville

located in

Scotts Valley

CA

has successfully completed the Firewise USA® program's annual requirements for 2026
and is a participating site in good standing throughout the 2027 calendar year.

James T. Pauley, President, NIFPA



FIREWISE USA®
ACCREDITED MEMBER VOLUNTARY AGENCY

May 20, 2026

Date Issued



Monteville
552 Bean Creek Rd
Scotts Valley CA
95066

Common Areas

Wayfinding
Maps (4)

Marked Emergency
Exit Routes



5" Hydrants (15)

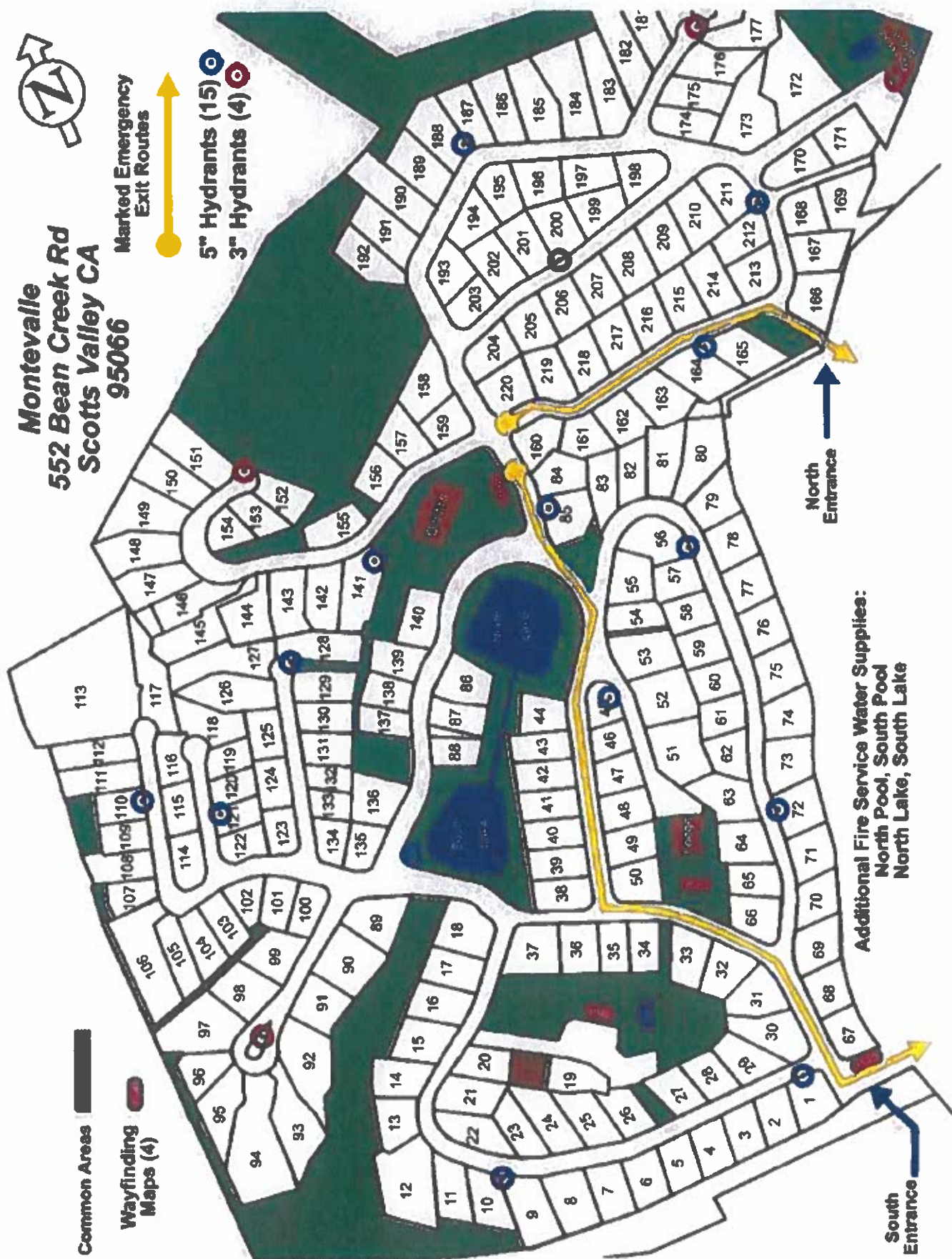
3" Hydrants (4)

North
Entrance

South
Entrance

Additional Fire Service Water Supplies:

North Pool, South Pool
North Lake, South Lake



SOCIAL ACTIVITIES MINUTES

MAY 13, 2026

ATTENDEES: Julia Halladay, Lori Strusis, Jeanne Mulhern, Connie Fossum, Nina Eklof, Sandra Norvell, Judy Smith, Judy Bland, Jeanne Sikes, Barbara Woodford, Julie Mazurik, Brunella Deeds

BUDGET – Judy Smith

General Fund \$3385
Supplies \$844
Monteville Music Donations \$460

CINCO DE MAYO FEEDBACK – All

Overall great feedback except people felt event was too long, should have ended ½ to 1 hour earlier
Tables were being cleared with band was still performing – which was RUDE

4th of JULY – All

Parade starts at 10:30 Grand Marshall golf cart first, pets then all other golf carts
Cost of tickets Kids \$13 – Adults \$18
BBQ 11:30 – 1:30
Steve (Office Mgr) has volunteered to BBQ with 1 helper each hour – Brunella Deeds + 2
Social Activities will serve drinks, Margaritas, Beer, and soft drinks
Menu will be the same as last year with a vegan option – Lori Strusis in charge with volunteers
DJ – Stormin Norman from 11 – 2 Nina Eklof with work with band setup etc.
Decorations by Judy Smith and Sandra Norvell
Games – Water Balloons and Watermelon eating contest – Wine to be prize for winners
Invitations – Suzy Hunt

NEIGHBORHOOD TREASURES – Jeanne S / Barbara Woodford

Event was Saturday and feedback will be discussed at the next Social Activities Meeting

MUSIC IN MONTEVALLE – Julia Halladay

Nina Eklof will form a music subcommittee to explore bands we may be interested in for future events
Connie Fossum will research possibly buying a used sound system / monitor
With all the events from here to end of year we will visit this item later in the year

MISCELLANEOUS

Band for 4th of July – Stormin Norman
Planning for New Comers Dinner – Same as last year – Lori Strusis in charge of menu
San Lorenzo Band of Memorial Day – Julie Mazurek organizing
Bingo – Barbara Woodford to research if a permit is needed
Other discussions – Band at pool party, pancake breakfast for fund raising

NEW YEARS EVE

Theme for New Year's – Undecided will be discussed further
Menu for NY dinner – looking into cost of prime rib and raising cost to \$50 per person
Band for NY Eve – Tsunami