

Montevelle of Scotts Valley, Inc.
BOARD MEETING MINUTES
Thursday, July 9, 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; Kevin Brown, Secretary; Margie Jennings, Board Member, Jeanne Mulhern, Board Member and George Milder, Board Member. Carolee Curtin, Treasurer was absent.
There were approx. 23 Members present.

2. Adoption Of Agenda

Lori Strusis moved to adopt the agenda. Margie Jennings requested that under New Business item (f) Bylaws change, amend number of Board Members be added. Kevin Brown requested that under new Business item (g) Board member Recognition be added. Lori Strusis acknowledged additions, Kevin Brown made a motion to adopt the agenda with the listed changes, Second by Margie Jennings.
Motion carried.

3. Memorial(s)

There were no Memorials for the past month.

4. Open Forum

- One Member reported that the piano in the Mill needs to be tuned and not be placed by a window. An estimate for the piano tuning for \$255 was handed out to the Board members.
- One member commented on how great the July 4th BBQ was.
- Three Members commented on barking dogs and a letter from one more member was read.
- One member commented on speed bumps.

5. President's Report

Good evening, everyone and thanks for coming tonight. Just a short message as the meeting begins.

Last weekend, the 4th of July party was awesome. The number of people, almost 150, made it a record year. The parade was well attended and everyone enjoyed celebrating our 250-year anniversary. Watching the watermelon eating contest and water balloon toss was awesome! Thanks to all that helped put it on and everyone that attended to make it a success.

The fiscal year ends July 31st and the audit will begin soon after that. As soon as completed and available the audit will be distributed within 120 days, to your email. There will also be extra printed copies available for those who do not access reports online. Maxine will also post it on our montevelle.org website.

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Remember to contact your insurance companies to see if you can get any rebate for living in a Firewise Community. I called Cassidy and they already had the letter and map on file and are working on my policy. Steve also wanted to remind you that Santa Cruz County is now recognized for its wildfire reduction program and additional discounts for fire insurance may apply.

We would like to thank Tony for his 10-year anniversary with Monteville as of July 6th. We have a card here if anyone would like to sign it.

Another reminder is that we have 3 Board Members that are terming out in October and that time 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.

That's all for now!

6. Approval of Minutes

- a. Open Board Meeting, April 23, 2026
- b. Budget Adoption Meeting, June 9, 2026
- c. Open Board Meeting, June 9, 2026
- d. Ratify paint Contract, May 14, 2026

Margie Jennings made a motion to accept the above minutes labeled a, b and c, Second by George Milder. Discussion followed by Margie Jennings to just have a typo fixed in the April 23, 2026 Open Board Meeting Minutes. No further discussion.
Motion passed unanimously.

George Milder made a motion to ratify the paint contract from May 14, 2026, Second by Jeanne Mulhern, no discussion.
Motion passed unanimously.

7. Treasurer's Report

Stephanie Smith presented the Treasurer's Report for May 2026. There was one typo that needed to be made to the report, changing the printed 0.09% to 9%. The Treasurer reports for May 2026 were reviewed by the Treasurer and two Board members and are hereby ratified.

8. Reports

Lori Strusis reported Committee reports are in the folder downstairs for everyone to read. The architectural report is included with the Park Service and Park Maintenance Staff Report.

July 9, 2026 Board Meeting Minutes, Continued

9. New Business

- a. Julia Halladay commented on the July 4th festivities and presented the results of the Social Activities Survey that was sent out earlier this year.
- b. Gail Evans reported on Firewise and requested that Firewise be moved from a adhoc Committee to a Standing Committee. Lori Strusis made a motion to change Firewise from a adhoc Committee to a standing Committee per the proposal by Firewise USA presented by Gail Evans. Second by Stephanie Smith. No discussion.
Motion passed.
Lori Strusis made a motion to make Gail Evans, Greg Edmundson, Toni Mazzanti, Mares Robinson and Marcia Arnold members of the Firewise Committee. Second by Kevin Brown. No discussion.
Motion passed.
Margie Jennings made a motion to appoint Gail Evans the Chair of the Firewise Committee. Second by Kevin Brown. No discussion. Motion Passed.
- c. Gail Evans reported on reflective numbers for each house in Monteville per Firewise and requested that the Board approve up to \$2,200 for the purchase of the numbers for residents. Lori Strusis made a motion to approve up to \$2,200 for the requested reflective numbers. Second by Jeanne Mulhern. Discussion followed.
Motion passed.
- d. Kevin Brown made a motion to remove Resident Contacting Contracted Contractors Directly. Second by Stephanie Smith. No discussion.
Motion passed.
- e. Jeanne Mulhern reported on wanting to have a Town Hall meeting for new perspective Board Members and asked for feedback from the Members at the meeting. Feedback was given. Jeanne Mulhern also reported that she has a group of individuals that will put this together and requested that she can get with the Community Manager Steve Polizzi to assist with a email to the Community. Lori Strusus said that would be ok. Jeanne Mulhern will gather more information for the August 2026 Open Board Meeting.
- f. Margie Jennings requested that discussion be started regarding a change to the Bylaws from seven Board Members to a minimum of five and a maximum of seven Board members. Discussion followed and the Bylaws Committee will start to gather this information and will report back on this at the August 2026 Open Board Meeting.
- g. Kevin Brown wanted to recognize Board Members that go above and beyond the duties of a Board Member. Kevin Brown recognized Stephanie Smith and Margie Jennings for going above and beyond stepping up and having difficult conversations with individual(s) but stated that there were no specific situations to point out.

July 9, 2026 Board Meeting Minutes, Continued

10. Old Business

- a. The revised Treasurers Report Recommendations were moved to the August 2026 Open Board meeting under Old Business.
- b. Stephani Smith reported on the answers to questions from the July 9, 2026, Budget Adoption Meeting.
- c. FOPM – Review, discussion, changes and completion were made to the FOPM between all Board Members.

11. Adjourn Meeting

Kevin Brown moved to adjourn the meeting. Second by Stephanie Smith. Motion carried and meeting adjourned at 9:39 p.m.

MONTEVALLE TREASURER'S MAY 2026 REPORT

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

Petty Cash	\$300
Comerica Checking	\$58,905.

TOTAL OF ALL OPERATING ACCOUNTS	\$59,205.
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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	\$74,100.
West Coast Reserve Savings	\$307,591.
West Coast Investment Account	\$1,404,027.
(invested into IntraFi Cash Services (ICS) accounts to comply with FDIC Limits)	
TOTAL OF ALL RESERVE ACCOUNTS	\$1,785,718.

TOTAL OF ALL MONTEVALLE ACCOUNTS	\$1,844,922.
(as of May 31, 2026)	

Reserve checking and savings account balances fluctuate throughout the month as checks clear and automatic transfers are processed. Final account balances are not fully reflected until all transactions, including month-end automatic transfers, have been completed.

FY earned interest 8/01/25-07/31/26 YTD = \$32,493.
Total funds change from April 30, 2026 = \$90,915.

Anticipated Reserve Fund expenditures for this fiscal year	\$690,188.	
Actual Reserve Fund expenditures spent fiscal year to date	\$53,521.	0.9%

Assessments and fees In Arrears:

4 residents for 2 months (late fees and int)	
1 resident for > 2-5 months	
Total assessments in arrears	\$4,587.

Assessments in Advance:

15 residents for 1 month	
1 residents for 2 months	
0 residents for > 2 months	
Total assessments in advance	\$8,528.

unaudited figures

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

**Park Foreman's Report
June/July**

Community Updates

We passed fire inspections on all common areas; the park had only a few houses that needed cleaning. If your house was on the list, and you got a letter from the office about what to be done to be complying with the letter. The fire marshal will be back next week checking on those houses and knocking on doors to issue warnings.

I'm sure all of you have noticed that the geese are back. Please do not feed them. The 3 little geese were not born here and cannot fly yet. We do not know where they came from and they should be ready to fly in the next 2 weeks to flying

Project Updates:

- **Mill painting** - finished
- **Lake Chemical Treatment** – Currently underway.
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Thank you all for your continued patience and support as we work to maintain and improve our community.

Tony Steen

Park Foreman

Montevelle Firewise Steering Committee Minutes for Wed 6/17/26 1PM meeting

Attending: Gail Evans, Greg Edmundson, Toni Mazzanti, Marcia Arnold, Mares Robinson.

1. Gail drafted a proposal to submit to the Board to move from an ad-hoc committee to a standing committee. All committee members agreed to continue to serve for at least a year. We agreed to use email as the major tool to communicate within the committee. Will meet as needed. Speak up, if you would like to meet, meeting to be arranged by Gail. Please title emails in the subject line Firewise... Greg can show us how to make a folder if wanted in our email accounts.
2. Data collection test run was taken by the committee, and Greg states the data did not summarize well enough to review easily. He is looking to find a better layout. Will also create a separate google account for the Firewise committee to access this information and store it there, moving forward.
3. Zayante Fire Dept house numbers. Marcia will collect homes preference to horizontal or vertical numbers. A check was to be collected, but there may be enough funds for Montevelle to provide one for each home.
 - House number sign needs to be posted on the front of the home or garage, close to the street.
 - They are 6 x 18 inches, and the letters are 4 inches. The sign is green with reflective numbers.
4. The Firewise Certificate and map are in the mail room, if anyone should ask for them.
5. Mares is doing the ride along with the fire captain on Thurs 6/18 and will report findings to the committee. Will ask for the list of folks that will get letters from the fire dept and or who might need help with a volunteer group to clean up. Also to ask about the canopies that need cleaning up in the park. One over Ponderosa as you drive to Montevelle Rd, one from South pool to Ponderosa Rd.
6. Greg and Gail are working on the 3-year plan, which ends NOV 2027. Once we have the summary from the survey will help in creating the information needed to renew our recognition. One of our goals is how to encourage people to participate. We will share the 3-year plan with Tony, the Montevelle Park Supervisor.

Meeting ajourned – 45 minutes

Proposal for Firewise USA Standing Committee

Committee Name: Firewise USA Steering Committee

Committee Purpose: To oversee the completion of the requirements to maintain Firewise USA recognition.

Committee Composition:

The Firewise USA Steering Committee shall consist of a minimum of 3 Monteville homeowners. A liaison from the Monteville Board of Directors will work with the committee.

Goals:

1. Submit the annual renewal including:
 - a. the number of hours spent to meet the Wildfire Risk Reduction Investment (minimum of 220 hours or \$7368 for the community);
 - b. an estimate of cubic yards of vegetation removal; and
 - c. a list of education events related to wildfire risk reduction.
2. Develop and use a form for homeowners and Staff to complete each year providing data on the above for each household and the common areas, respectively.
3. Every three years, complete a CALFIRE Three Year Action Plan.
4. Every five years, complete a new Community Risk Assessment, optionally with input from a fire professional.
5. Complete other duties, as necessary, for continued Firewise USA recognition.

SOCIAL ACTIVITIES COMMITTEE MINUTES

June 10, 2026

Attendees: Julia Halladay, Gail Evans, Bonny Schwank, Shelley Neal, Sandra Norvell, Judy Smith, Jeanne Sikes, Brunella Deeds, Barbara Woodford, Connie Fossum, Debby Goodell, Lori Strusis, Julie Mazurek, Nina Eklof, Judy Bland, and Jeanne Mulhern (Board liaison).

Started at 2:04 pm

- 1. Budget – Judy Smith**
 - a. \$5168.34 - operating budget**
 - i. We have spent \$100 thus far on the 4th of July**
 - b. \$460 – Music budget**
 - c. \$674.82 – supplies**
- 2. Neighborhood Treasures – Jeanne Sikes and Barbara Woodford**
 - a. Thanks so much to Jeanne and Barbara for all of their work! It was an extremely successful event and we made \$2200 dollars for Social Activities! Also thanks to Erin Edmundson for the music playlist and to everyone who brought cookies.**
- 3. 4th of July – 250th anniversary – All**
 - a. Sandra displayed a beautiful table decoration to be used on the 4th.**
 - b. The staff will all be invited and their meals will be covered by Social Activities.**
 - c. Stormin' Norman will start the music at 11:00. They will also receive free meals. Nina will give them a tour of the facilities. They are requesting an Easy-Up.**
 - d. We need trash bags for the watermelon eating contest and someone to coordinate it.**
 - e. Nina volunteered to coordinate the Water Balloon toss.**
- 4. Update on Future Music – Nina**
 - a. Nina and her committee (Bonny Schwank, Lori Strusis, and Brunella Deeds) recommended several bands for possible use at future events:**
 - i. Free Elements – 4 members**
 - ii. Ten O'Clock Lunch Band – 5 members**
 - iii. Country Feelings – 5 members**
 - iv. Tin Hat – 5 members**
 - v. Tone Wheels – Number of members varies**
 - 1. Suggested cost for 2 hours is \$500.00**

- b. We need to explore purchasing a monitor. Connie Fossum will talk with Greg Edmundson and Mike Renwick and report back at the next meeting.
- 5. Bingo – Barbara Woodford
 - a. Barbara presented a detailed proposal for Bingo in Monteville (see attached). The committee members were very receptive to the idea.
- 6. Miscellaneous:
 - a. Planning for New Neighbors/Board Members Event – All
 - i. Date is set for November 7th
 - ii. Lasagna will be the main course
 - b. Theme for New Year's Eve – All
 - i. Julia will send a survey to the Social Activities Committee members with the various suggested options, such as Paris, Mad Hatter, Sock Hop' etc..
 - c. Food – Possibilities include Tri-Tip, pork tenderloin, chicken Marbella, stuffed Portobello mushrooms, and twice baked potatoes.
- 7. Meeting adjourned – 3:20 pm

Respectfully submitted,

Gail Evans