

Montevelle of Scotts Valley, Inc.
BOARD MEETING MINUTES
Thursday, August 27, 2026 - 6:00 pm

1. Call to Order/Roll Call:

Meeting called to order at 6:01 p.m. by Lori Strusis, President. Board Members present were Lori Strusis, President; Stephanie Smith, Vice President; Kevin Brown, Secretary; Carolee Curtin, Treasurer; Margie Jennings, Board Member and George Milder, Board Member. Jeanne Mulhern, Board Member, was absent.
There were 22 Members present.

2. Adoption Of Agenda

Lori Strusis moved to adopt the agenda. Stephanie Smith made a motion to adopt the agenda, Second by Margie Jennings.
Motion passed unanimously.

3. Open Forum

- One member commented on speed bumps.
- One Member requested that the office hours for the Community Manager be posted on the door.

4. Memorial(s)

There were no Memorials for the past month.

5. President's Report

Good evening, everyone and thanks for coming tonight. Just a short message as there is no air conditioning upstairs in the Mill. Apparently, the air conditioning failure is due to the power drop offs the last couple days. The HVAC company will be out in the morning to fix it but not in time for this meeting!

A quick note that the Workman's Comp Audit was good and we received a \$500 credit.

You might have noticed a few of our address signs going up in the last week. If you need help with installing yours, call Gail on the Firewise Committee and she can get someone out there to help you with the install. People are starting to report small savings 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.

The Town Hall Committee meeting was cancelled due to lack of time to prepare and advertise. Since the topic was geared around getting new board members, a reminder that we have 3 Board Members are terming out in October 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. The deadline is August 31st, right around the corner.

August 27, 2026 Board Meeting Minutes, Continued

We have some news regarding serving alcohol at our events. It looks like it might be a BYOB situation in the future, but we are still investigating. In the meanwhile, no wine tonight with Jeannie's yummy treats.

Mark your calendars for the last Shuffleboard Event on September 12th. Hope to see you there and please bring wine to share, that's all for now!

6. Approval of Minutes

- a. Open Board Meeting, July 9, 2026
- b. Executive Board Meeting, August 20, 2026, Personnel

Carolee Curtin made a motion to accept the above minutes, Second by Stephanie Smith.

No discussion followed.

Motion passed unanimously.

7. Treasurer's Report

Carolee Curtin presented the Treasurer's Report for July 2026. Treasurer reports for June 2026 and July 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.

9. New Business

- a. Margie Jennings made a motion that the speed bump at Lake View and Old Mill be removed now that stop signs have been put up making that intersection a 4-way stop. Second by Kevin Brown. No discussion followed.

Motion passed unanimously.

- b. There was discussion by the Board to remove the speed bump on Monteville Dr. across from #55. As Staff wants this one left, a discussion with Staff will occur and this be on Old Business for the September 2026 Open Board Meeting.

10. Old Business

- a. The revised Treasurers Report Recommendations were moved to the September 2026 Open Board meeting under Old Business.
- b. Possible Town Hall was moved to the September 2026 Open Board meeting under Old Business.
- c. The language for the Bylaw revision/addition was read as follows by Carolee Curtin:

August 27, 2026 Board Meeting Minutes, Continued

- i. Any transition between a five (5) and seven (7) Member Board must occur in a single election cycle to ensure the Board always maintains an odd number of Directors. To transition from seven (7) to five (5) Directors, the Board shall eliminate two (2) expiring seats at a single election. To transition from five (5) to seven (7) Directors, the Board shall open two (2) additional seats for election at a single election. During either transition, the Board may designate one or more newly elected sets as one (1) year terms for that single cycle if necessary to align the Board with the required odd/even year staggered schedules

Carolee Curtin made a motion to approve the above read Bylaw change/addition to be approved and posted for the required thirty (30) day review and comment period. Second by Margie Jennings. No discussion followed.

Motion passed unanimously.

- d. **FOPM** – Minor grammar and formatting need to be completed. This was moved to the September 2026 Open Board Meeting under Old Business for final approval.

11. Adjourn Meeting

Carolee Curtin moved to adjourn the meeting. Second by Margie Jennings.

Motion passed unanimously and meeting adjourned at 6:26 p.m.

Re-Opening Of August 27, 2026 Open Board Meeting

Carolee Curtin made a motion to re-open the August 27, 2026 Open Board Meeting at 6:32 p.m. because the wrong Bylaw change was read and presented. Second by Margie Jennings. No discussion followed.

Motion passed unanimously.

Kim Turley Committee Chair of the Bylaws Committee reported that there was a timing error between the Bylaw revision/addition that was dropped off to the Community manager in the Office and the one that was emailed to the Community Manager. The correct Bylaw language for the revision/addition was read by Kim Turley as follows:

- i. 5.1 (a) Reduction Due to Lack of Candidates. If there are insufficient qualified candidates to fill a seven (7) member Board, the Board may reduce its size to five (5) Directors. The Board shall establish the transition mechanism, provided that it ensures three (3) Directors are elected in odd-numbered years and two (2) Directors are elected in even-numbered years. The Board may make temporary, one-time adjustments during the transition to maintain this staggered schedule

August 27, 2026 Board Meeting Minutes, Continued

Carolee Curtin amended her original motion from Old Business item c. Bylaw revision/addition to approve the above Bylaw revision/addition that was just presented and read By Kim Turley. Second by Margie Jennings. No discussion followed.

Motion passed unanimously.

Adjourn Meeting

Carolee Curtin moved to adjourn the meeting. Second by Margie Jennings.

Motion passed unanimously and meeting adjourned at 6:34 p.m.

MONTEVALLE TREASURER'S JULY 2026 REPORT

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

Petty Cash	\$300.
Comerica Checking	\$67,055.

TOTAL OF ALL OPERATING ACCOUNTS	\$67,355.
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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	\$54,389.
West Coast Reserve Savings	\$150,000.
West Coast Investment Account	\$1,514,896.

(invested into IntraFi Cash Services (ICS) accounts to comply with FDIC Limits)

TOTAL OF ALL RESERVE ACCOUNTS	\$1,719,285.
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TOTAL OF ALL MONTEVALLE ACCOUNTS (as of July 31, 2026)	\$1,786,640.
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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 = \$40,185.
Total funds change from June 30, 2026 = \$3,537.

Anticipated Reserve Fund expenditures for this fiscal year	\$590,188.	
Actual Reserve Fund expenditures spent fiscal year to date	\$78,494.	12%

Assessments and fees in Arrears:

2 residents for 2 months (late fees and int)	
2 resident for > 2-5 months	
Total assessments in arrears	\$8,789.

Assessments in Advance:

8 residents for 1 month	
1 residents for 2 months	
6 residents for > 2 months	
Total assessments in advance	\$16,913.

unaudited figures

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

MONTEVALLE TREASURER'S JUNE 2026 REPORT

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

Petty Cash	\$300.
Comerica Checking	\$61,391.

TOTAL OF ALL OPERATING ACCOUNTS	\$61,691.
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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	\$59,650.
West Coast Reserve Savings	\$200,403.
West Coast Investment Account	\$1,461,359.
(invested into IntraFi Cash Services (ICS) accounts to comply with FDIC Limits)	
TOTAL OF ALL RESERVE ACCOUNTS	\$1,721,412.

TOTAL OF ALL MONTEVALLE ACCOUNTS (as of June 30, 2026)	\$1,783,103.
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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 = \$37,051.
Total funds change from May 31, 2026 = -\$62,638.

Anticipated Reserve Fund expenditures for this fiscal year	\$590,188.	
Actual Reserve Fund expenditures spent fiscal year to date	\$67,972.	11%

Assessments and fees in Arrears:

1 residents for 2 months (late fees and int)	
2 resident for > 2-5 months	
Total assessments in arrears	\$5,860.

Assessments in Advance:

9 residents for 1 month	
2 residents for 2 months	
2 residents for > 2 months	
Total assessments in advance	\$8,840.

unaudited figures

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

Park Foreman's Report
July / August

Community Updates:

Thanks to everyone that cleaned up their properties for the fire inspection, everything looked good. We took out a lot of old rosemary the fire department said was highly flammable and replace it with drought resistant plants.

We have had some trouble with the heaters at the north pool. We replaced the Spa heater and fixed the pool heater, so everything is up and running.

The Geese are finally gone. We had to have animal rescue to come out and get the last geese that we thought was injured she reported back that it was in good condition and would release it into a different area that they use.

Project Updates:

- Parcel retaining wall replacement Golf area
- Rosemary removal around the park

Reserve Project:

- North pool heater spa replacement
- Mill audio
- H-Vac maintenance
- Weekly lake chem. treatment

For all details of project not listed please read Ed's Maintenance Report.

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

Tony Steen

Park Foreman

Architectural Report 7/4/26-8/24/26

Date:	Name:	Lot#	Job description:	Minor/Major
4/27/26	Brown	48	Stained Fandrails	Minor
7/28/26	Wilson	50	New Fence	Minor
8/3/26	Edmundson	2204	Solar Wall	Major
8/4/26	Kitchen	135	Re-Roof	Major
8/5/26	Lunell	79	Wheelchair Lift	Major
8/5/26	Fong	46	Re-Roof	Major
8/6/26	Mazzanti	112	Replace Window	Minor
8/24/26	Beaton	217	Replace Garage Door	Minor
8/24/26	Kitchen	135	Replace Skirting	Minor

Ed's Monthly Report. June July and August 2026

- 1. Install new lights Upper Lake Fountain.**
- 2. Install new pump for Water Wheel.**
- 3. New Timer for Fountain.**
- 4. Remove Rosemary from Golf area.**
- 5. Fix broken Retaining Wall at Golf area. 2 spots.**
- 6. Replace Irrigation lines at Golf area.**
- 7. Mulch Golf area.**
- 8. Weed barrier and Mulch.**
- 9. New plants.**
- 10. Install new timer at Upper Lake Pathway.**
- 11. Fix broken irrigation behind #141.**
- 12. Remove Rosemary at Ponderosa Park area.**
- 13. Remove Irrigation at Ponderosa Park area.**
- 14. Fix broken irrigation for Hedges at Lower Lake.**
- 15. Worked on North Hot Tub. Heater issues.**
- 16. Clean filters.**
- 17. Install New Filters North Pool.**
- 18 Install Limit Switches North Pool.**
- 19. Daily Cleaning of Pools and Hot Tubs.**
- 20. Vacation for 2 weeks.**
- 21. Replace solenoid Lower Lake Lawn.**
- 22. Install new irrigation heads at Secret Garden.**
- 23. Paint windows at Mill.**
- 24. 4 Applications of Microbes to Upper Laker.**
- 25. Set up for 4th of July.**
- 26. Add new irrigation heads to Upper Lake path.**
- 27. Asphalt on Step Ponds Bridge.**

SOCIAL ACTIVITY COMMITTEE MINUTES

July 8, 2026

1. Attendees: Julia Halladay, Gail Evans, Connie Fossum, Julie Mazurek, Lori Strusis, Barbara Woodford, Jeanne Sikes, Bonny Schwank, Debby Goodell, Sandra Norvell, Nina Eklof, Shelley Neal.

Meeting started at: 2:00 pm

2. Budget – Julia Halladay for Judy Smith
 - We collected \$2560.00 on reservations for the 4th BBQ.
 - \$6127.60 in the operating budget
 - \$404.00 in the supply budget
 - \$460 in the music budget
 - Lori requested that we order cloth aprons with “Montevelle” on them to be used by the chefs for our events.
 - It was also suggested that we purchase new warming trays that may require the use of less electricity.
3. 4th of July – 250th Feedback– All
 - Overall, the event was very well done and folks had a great time!
 - Some suggestions for the future:
 - Have more food warmers available.
 - Move the cooked meat to the food table for people to pick up. They will present their ticket and receive the appropriate meat dish from a server.
 - Once people have registered, put their meal ticket in their mailbox and ask them to bring the ticket to the BBQ. This will help with mix-ups on meal choices.
 - Have extra meal tickets at check-in for folks who forget them.
 - Change poster and reservations to indicate food will be served until 1:00 pm.
 - Provide a list of people replenishing food to the kitchen staff.
 - Have the chefs pick up the supplies they need from the Mill prior to the event.
 - Cap the event at 150 people.

4. Update on Future Music – Nina/Julia

- A big thanks to Nina for getting the Stormin' Norman band for the 4th.
- BJ is still interested in bringing music to Monteville, but the groups must have their own monitors and sound person.
- The next music event will be October 24th from 5-7:30 pm with "10 O'clock Lunch" playing. It will be a potluck.

5. Bingo – Barbara W

- Bingo will begin in January, 2027.
- Fliers will go out soon announcing the event.
- Barbara is kindly donating a popcorn machine.
- It was suggested that the SA committee members wear "Bingo" shirts for the events.

6. Miscellaneous:

- Planning for Newcomers' Dinner – All
 - o Barbara Woodford will be the event coordinator.
 - o November 7, 2026
 - o \$25/person
 - o Drinks and appetizers at 5:00; dinner at 6:00.
 - o We need to hire cleaners.
- Theme for NYE – All
 - o It was decided that the theme for this year will be **Paris**.
- Other
 - o We were reminded that each event has an Event Coordinator who is in charge. Everything needs to go through that person.

Meeting adjourned at: 3:27 pm

Respectfully submitted,

Gail Evans

SOCIAL ACTIVITIES MINUTES

August 12, 2026

Attendees: Julia Halladay, Gail Evans, Sheri Beatton, Sandra Norvell, Connie Fossum, Barbara Woodford, Jeanne Sikes, Julie Mazurek, Lori Strusis, Judy Smith, Judy Bland, Bonnie Schwank, Nina Eklof, Shelley Neal, Jeanne Mulhern (Board liaison)

Meeting started at: 2:00 pm

1. **Budget – Judy Smith**
Event Budget - \$6217.61
Supplies - \$2500.00
Music in Monteville - \$460.00
2. **Bingo – Barbara W/Jeanne S**
Barbara showed a Bingo shirt for all of us to wear at the events. The SA Committee members will order their own shirt from Amazon, with a choice of either V-neck or rounded neck. The dates for the events are still to be determined. Barbara will talk with Steve about being the “caller.”
3. **Planning for Artisan Faire – Sheri Beatton**
Debra and Brad from Redwood Groove will be playing for the event. If they are unable to play, the backup is a playlist that Erin Edmundson will provide. Sheri is looking for a food truck. If one isn't available, MV residents will provide a baked potato bar.
The event is scheduled for November 14th from 10-3.
4. **Music Update – Nina**
The next Music in Monteville event will be October 24th from 5:00-7:30 pm. The band is Ten O'Clock Lunch.
The Board has approved exploring the purchase of new audio equipment, including monitors and upgrading the sound board.
5. **Miscellaneous:**
 - **Planning for New Neighbors Event – Barbara W/All**
The name of what was formerly the Newcomers Event has been changed to the New Neighbors Event.

Barbara and Jeanne S. will serve as the event coordinators.

Barbara suggested that we provide a welcome packet with relevant phone numbers, etc. She also would like people to be seated by "neighborhoods" with nametags placed on the tables when they are set up. She also suggested having balloons on the chairs of the new neighbors.

Gail will contact Greg about putting a "save the date" in the September Mirror.

- Suggestions for Future 4th of July – Julia

Julia shared a flier from Matt Israel's HOA in Michigan that provides additional ideas for games/activities. Lori proposed a "frozen turkey bowling" event.

- Request for Karaoke night – Julia

It was decided to defer this discussion until after we see how it goes with Bingo.

- Theme for 2027 Spring Event – Sandra/Julia

Julia proposed a "Mad Hatter" theme for the spring event. Also discussed was the possibility of a workshop prior to the event the make paper maché hats. No decision was made so it will be on the agenda for the September meeting.

- Proposed Redwood Grove Event – Susan Ady/Gail/Julia

Susan Ady will be joining the committee and would like to host a happy/social hour, perhaps in the Redwood Grove. The Committee members decided that Social Activities will sponsor the event.

Erin Edmundson is also joining the committee, but like several others, she will not regularly attend meetings.

Lori modeled the new Monteville Chef's apron.

Meeting adjourned at: 3:23 pm.

Respectfully submitted,

Gail Evans