

MONTE CARLO TOWNHOMES HOA, INC.
Board of Directors Meeting
July 9, 2018
Minutes
Pool Area

Present

President – Alfonso Cruz

Vice President – Bryan Hagopian

Secretary – David Bell

Treasurer – Federico Andres

Absent

Director – Tikia Hodge

Resident present 10

Representing ASF – Ron D’Oria Certified Manager Community Associations

Call to Order 7:05 PM

Minutes

Motion was made to approve the minutes of the previous meetings of April 9, 2018, as written, motion second, motion passed.

Treasurers Report

Ron gave the financial overview report, going over all monies in the operating and reserve accounts. As of June 30, 2018, in the operating account there is \$54,236.10, and in the reserve account there is \$303,210.77. For the year the association is \$1,613.84 over budget. Mostly in irrigation repairs.

New Business

Tree Trimming – After review of tree trimming proposals from R & R Tree and Rock & Rose Tree, it was decided that, because the proposals are so far apart from each other, management and the president will walk the property with Rock & Rose to see what they are including in their proposal. Board agreed that when Rock & Rose resubmit their proposal and it is still substantially lower than R & R Tree, the president can sign the updated proposal to get the trees trimmed.

Paint Reserve – Management pointed out to the Board that a paint reserve is not included in the reserve account. Board is thinking that the buildings should be painted in two years’ time. Two options. 1. Make a special assessment to the owners for the cost of the painting. 2. Increase the monthly assessment in 2019 with the increase going to a paint reserve. Management will get a paint spec from Sherwin-Williams paint and get a proposal to paint the property, so the Board will have an idea what the cost would be.

Parking – The Board, once again, made it clear that any owner who has a guest stay over for the night, or for a few days, must call the towing company and register the vehicle and get an overnight parking pass, or the vehicle will be towed from the property at the owner’s expense.

Next Board Meeting will be October 8, 2018. This meeting will be to discuss the 2019 Budget

Good & Welfare

During Good & Welfare the Board answered questions asked by the residents. Mostly about the painting of the buildings and towing.

Adjournment

With no further association business to discuss, a motion was made to adjourn the meeting, motion second, motion passed.

Meeting was adjourned at 8:10 PM.

Minutes submitted by : _____
Ron D’Oria Certified Manager Community Associations