



Monterey PUD Homeowners Association, INC.
Board of Directors Open Meeting
May 10, 2022

Members in attendance via Zoom; Ted Case, Roger Jones, Valerie Flannery, Michael Schutzer, Mike LaRuffa, Amy Wygans MS GM

Quorum was established and meeting was called to order at 6:00 PM
Agenda was reviewed, motion was made, seconded, and vote was unanimous to adopt the agenda.

Minutes from 4/12/22 were presented. Motion was made to accept, seconded and vote was unanimous to accept minutes as presented.

Ted Case presented the president's report, it is posted on the MS website in the owner's section for members to review.

Treasurer's report was presented by Michael Schutzer and Mike LaRuffa. Budget of 2022 through the current quarter (1/22-3/22) was outlined.

GM presented the status of projects scheduled and completed for MS.

- *Clubhouse requires power washing
- *An additional pickle ball court has been added
- *Investigating the cost of upgrading video cameras for the clubhouse and surrounding common areas of MS
- *Repairs to the irrigation system has begun
- *Landscaping work to follow
- *Playground equipment on order

Procedure for check-in to use MS amenities was reviewed

In future meetings, the Architectural Standards Committee (ASC) will provide updates at the monthly meetings.

Old Business

Roger Jones presented the progress of Phase III of the drainage project. Board will pursue the alternate plan as presented for community approval and review of cost differences.

Amy Wygans stated that MS is still in need of employees in the clubhouse for the summer season 2022.

Ted Case presented suggestions for the need of ongoing committees for the benefit of MS.

- *Suggestion was made to morph the CRC (Covenant Review Committee) into the SC (Survey Committee)

- *That suggestion would more realistically meet the needs of the community in a productive process for the future.

Solicitation was made for members to join the Reserve Review Committee.

Motion was made to accept the 2 committees as suggested, seconded, vote was unanimous.

A motion was made to accept Lot Interpretation, (definition can be seen online on the MS website in the owner's section) seconded, vote was unanimous.

New Business

Discussion on the 2022 access to amenities. Now to be called Rules and Regulations Discussion of the Funfangle waiver-does it require updating. Updated rules will be posted for member's signatures.

Update on Community Interest Bulletin Board-no requests for posting to date.

Floor was opened for community comments or questions.

Meeting was adjourned 7:22