

MONTEREY COVE HOMEOWNERS' ASSOCIATION
BAYSIDE LAKES
Board Meeting
May 2, 2023
at 6:00 pm
Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Bart Heier

Absent:

Ben Harris

Property Management:

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 2 of the 3 Board members present.
2. **Proof of Meeting Notice**- Notice was posted 48 hours in advance of the meeting.
3. **Reading/Waive of Previous Minutes**-Bart Heier motioned to waive the reading of the April meeting minutes, Doreen Bonosconi 2nd, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$52,469.12 and the Reserves had a balance of \$106,778.13 for a combined total of \$159,247.25 on April 30, 2023. Rick indicated that 373 and 511 Gardendale Circle were sent to the attorney for collections and that he is watching several other accounts that may be getting behind in their monthly assessment payments.
5. **Officer and Committee Reports: (None)**
6. **ARC Report:**
ARC Status Report-Rick Whitman reported that he received an ARC from 499 GDC today and sent it to the ARC Committee for review.
7. **Old Business:**
 - a. **390 GDC Legal Issues**-Rick Whitman reported that the Association reached a Settlement Agreement with the owner of 390 which requires her to repay \$4,556.73 in attorney fees to the Association between May 2023 and April 2024. The payments will be made directly to the attorney so that they can monitor compliance.
 - b. **Pet Waste Station**-Bart Heier reported that the Pet Waste Station was installed near the preserve area at the back of the community and is being used for pet waste.
 - c. **373 and 511 Collections**-Sent to the attorney for collections.
 - d. **Solar Lights at Bayside entrance**-Rick Whitman reported that larger solar lights were installed on the median as requested.

- e. **Irrigation Schedule**-Rick Whitman will request the irrigation schedule from Mike Neidlinger and send this to Bart Heier for language for the sign at the entrance to Monterey Cove.
- f. **CC&R Changes**-Doreen Bonosconi reported that the Board was developing the language for amending nine covenants and they include those covenants related to:
 - 1. Oak Trees
 - 2. Coach Lantern Lights
 - 3. Front Door Color
 - 4. Fences
 - 5. Feeding Wildlife
 - 6. Parking RV; s
 - 7. Fire Pits
 - 8. Charcoal Grills
 - 9. Decorative Accents
- g. **Potluck Lunch**-The Hospitality Committee will host a Potluck Lunch at the Clubhouse on the porch on May 21st from 1-4pm. Lee Almanzo reported that only a few people have responded with RSVP. Doreen Bonosconi will include a notice about the lunch in the next Newsletter.

8. New Business: Rick Whitman reported that the following violation letters were mailed out:

- 1. 313 GDC Garage Door (Dent)
- 2. 349 GDC Lights and Signs
- 3. 355 GDC Mailbox #s
- 4. 409 GDC Garage Door (Decorative Accents)
- 5. 439 GDC Roofing Sign
- 6. 451 and 457 GDC also sent letters to remove Xmas lights

9. POA Business- Meeting of April 25, 2023, was cancelled due to lack of a quorum.

10. Open Discussion:

- a. **Mailboxes**-A resident asked that a statement about repairing or replacing mailboxes be put in the next Newsletter.
- b. **Weed Spraying**-A resident asked that the Association be notified of when the weed spraying will be done so vehicles can be moved from areas needed spaying.

Next Meeting: Tuesday, June 6, 2023, in the Clubhouse at 6:00pm

Being no further business before the Board the meeting was adjourned at 6:26 pm.

Minutes Prepared by Rick Whitman, Fairway Management