

MONTEREY COVE HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

Board Meeting

November 7, 2023

at 6:00 pm

Bayside Lakes Clubhouse

Board Members Present:

Doreen Bonosconi

Bart Heier

Ben Harris

Property Management:

Rick Whitman

1. **Call Order**-Bart Heier called the meeting to order at 6:00pm. A quorum was established with 3 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**-Doreen Bonosconi motioned to waive the reading of the October meeting minutes, Bart Heier 2nd, all approved.
4. **Financials**-Rick Whitman reported that The Operating account had \$31,683.24, and the Reserves had a balance of \$107,106.14 for a combined total of \$138,789.38 on October 31, 2023.
5. **2024 Budget**-Bart Heier motioned to approve the proposed 2024 Budget setting the Annual Fee at \$668.37 and the Monthly Fee at \$94.00, 2nd by Doreen Bonosconi and approved by all.
6. **Officer and Committee Reports: (None)**
7. **ARC Report:**

ARC Status Report-Rick Whitman handed out the ARC report and reported that four ARC forms were submitted since the October meeting and all four were approved.
8. **Old Business:**
 - a. **390 Payments**-Rick Whitman reported that the owner had not made the required payments and will be sent a default letter.
 - b. **Paving Quotes**-Rick Whitman and Bart Heier reported that the paving vendor has not responded.
 - c. **ARC Form**-Bart Heier motioned to approve the revised ARC form that will now include the language for required trees, 2nd by Ben Harris and approved by all.
 - d. **Home Decorating Contest**-The new sign was presented and will be used this holiday season.
 - e. **Date Palm**-Bart Heier motioned to approve the purchase of a Xmas Palm for the \$675 quoted by LSP, 2nd by Doreen Bonosconi and approved by all.
 - f. **Violation Letters**-Rick Whitman reported that the approved response to any tree violation letters being challenged were sent. Rick also indicated the 480

will be sent a certified letter to remove the sign. The Board agreed to hold off until January to send second violation letters to owners who have not met the tree requirements.

9. New Business:

- a. **Fertilization Schedule**-Bart Heier reported that the community was fertilized this week.
- b. **318 Fruit Tree**-Rick Whitman reported that a letter was sent to the owner to remove the fruit tree.
- c. **Board Candidates**-Bart Heier, Doreen Bonosconi and Ben Harris indicated that they will be candidates for the Board in 2024.
- d. **Mulching**-The Board approved the \$18,000 if LSP will honor the price for a February installation.
- e. **Front Entrance**-Bart Heier reported that the flowers are being replaced at the front entrance before the holidays.
- f. **Potluck Dinner**-Doreen Bonosconi reported that there will be a potluck dinner on December 6th at the Clubhouse.
- g. **577 GDC**-Rick Whitman was asked to contact the owner and request a timetable for the lawn and irrigation repairs to be completed.

Next meeting January 30, 2024-Annual Meeting.

Being no further business before the Board the meeting was adjourned at 6:25 pm.

Minutes Prepared by Rick Whitman, Fairway Management