

Dear Monterey Homeowners,

Thank you to everyone who attended our July Board meeting, whether in person or through Zoom. We appreciate the continued interest, thoughtful questions, and constructive dialogue from our homeowners. A strong community is built when homeowners participate, share ideas, and work together toward common goals.

One of the commitments your Board made this year was to improve communication with our homeowners. This monthly President's Letter is one way we hope to keep everyone informed—not just about the decisions being made, but about the direction we are taking as a community.

Our Vision

To create a community we are all proud to call home.

Our vision is for Monterey to be one of the most desirable, financially sound, well-maintained, and connected communities within the Las Vegas Country Club.

Our Mission

To protect, maintain, and enhance Monterey through responsible stewardship, transparent governance, proactive planning, and meaningful homeowner engagement.

These statements are more than words. They are intended to guide the Board's decisions and priorities as we look not only at today's needs but also at Monterey's future.

Financial Stewardship

One of the Board's most important responsibilities is safeguarding the financial health of the Association.

We continue reviewing our financial position, reserve funding strategy, and long-term capital planning. We are also working to ensure that our Reserve Study accurately reflects the infrastructure we own and the investments that will be required in the years ahead.

Our objective is to strengthen financial oversight, improve reporting, and make thoughtful decisions that protect both the Association's assets and every homeowner's investment.

Infrastructure & Community Planning

We know Monterey has aging infrastructure that requires careful planning and continued investment. This includes our electrical systems, plumbing, sewer infrastructure, fire alarm systems, pools and spas, and other critical building components.

These discussions have reinforced an important reality: our responsibility extends beyond responding to today's maintenance needs. We must also prepare for tomorrow.

The Board is working toward a more comprehensive understanding of the overall health and condition of our community so we can prioritize projects, anticipate future needs, and make responsible financial decisions before issues become emergencies.

Planning Rather Than Reacting

This philosophy extends beyond infrastructure.

We are exploring the development of a comprehensive Landscape Master Plan that can serve as a roadmap for Monterey's future. Rather than making landscaping decisions one project at a time as needs arise, we want to establish a thoughtful, cohesive plan that guides our priorities and investments over time.

We are applying this same philosophy to our finances, reserves, infrastructure, technology, and other areas of the community.

Our goal is straightforward: wherever possible, we want Monterey to plan rather than react.

Governance, Communication & Technology

Improving communication and homeowner participation continues to be one of our highest priorities.

We are pleased to offer Zoom participation for our Board meetings, and we are now making significant technology improvements at the Association office to make the experience easier and more effective for homeowners joining remotely.

We know we are not finished. We promise it will continue to get better in the months ahead.

Technology should help us become a more connected, transparent, and accessible Association, whether you live at Monterey full-time, part-time, or simply cannot attend a meeting in person.

Community Engagement

One of Monterey's greatest strengths is the experience and commitment of its homeowners.

We continue working toward the formation of Finance and Landscape Committees, creating additional opportunities for homeowners to contribute their expertise, ideas, and time in support of our community.

We believe Monterey will be stronger when homeowners have meaningful opportunities to participate and help shape our future.

Please Join Us August 25

I would personally like to invite you to attend our next Monterey Board meeting on Tuesday, August 25 at 5:30 p.m.

Please join us in person if you are able, or participate through Zoom.

We want homeowners involved. Come hear what the Board is working on, learn more about the issues and opportunities facing Monterey, ask questions, and share your perspective.

And for those joining us remotely, please be patient with us as we continue improving the technology. We have already made progress, and the experience will only get better.

Your participation matters.

President's Corner

Building a Better Monterey — Looking Beyond Today's Projects

Our responsibility as your Board is not simply to solve today's problems—it is also to prepare Monterey for tomorrow.

Much of the work we are doing involves assets homeowners rarely see but rely upon every day: water lines, sewer systems, electrical infrastructure, fire alarm systems, roofs, pools, landscaping, and other common-area components.

One of our fiduciary responsibilities is to understand the condition of these assets, anticipate future needs, and establish financial plans that allow us to make thoughtful investments before smaller issues become major and expensive problems.

That's why you'll continue hearing us discuss Reserve Studies, infrastructure planning, preventative maintenance, landscape planning, and long-term budgeting.

These may not always be the most exciting topics, but they are some of the most important responsibilities entrusted to your Board.

Our goal is to move Monterey from being reactive to proactive—planning ahead, communicating openly, investing responsibly, and making decisions that protect our community and homeowner investments for many years to come.

Looking Ahead

We have a lot of work ahead of us, but we are making progress.

The Board will continue focusing on financial stewardship, infrastructure and community planning, governance and transparency, technology and communication, and greater homeowner engagement.

These aren't initiatives for one meeting or one year. They represent a commitment to the long-term health and success of Monterey.

On behalf of the Board of Directors, thank you for your continued support, your ideas, and your commitment to our community.

I hope to see many of you—in person or on Zoom—Tuesday, August 25 at 5:30 p.m.

Together, we can continue building a Monterey that is financially strong, thoughtfully maintained, connected, and a community we are all proud to call home.

Sincerely,

Mark Johnson

President

Monterey HOA Board of Directors

