

DESERT GREENS 2001 HOA BOARD MEETING

DATE: June 12, 2018
PRESENT: Directors: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Michael Caristo, Director, Officer; Raye Lopez, Director
ABSENT: Linda Axford, Secretary [Minutes taken by Patty Maitland, Treasurer]
HOMEOWNERS: None
CALLED TO ORDER: 9:00am
ADJOURNED: 10:02am

AGENDA ITEMS:

1. Buzz H.: Meeting called to order at 9:07 a.m.

2. Accept Minutes from May 15, 2018:
Motion: Michael Caristo
2nd: Jerry Homes
Vote: All in favor, motion passed.

3. Financial Report for May 2018 – Patty M: previously emailed the financial report, 2015 Audit, and 2016 Audit to all Board members.
 - a. Board Members requested that the AR Aging summary be pulled for the prior month to reflect actual 30 day past due delinquent.

 - b. Treasurer will provide a list of current vendors (monthly expenditures) that can be auto paid at the next monthly meeting so Board Members can review.

Motion to Accept Financial Report: Raye Lopez
2nd: Michael Caristo
Vote: All in favor, motion passed.

Motion to Authorize Treasurer to issue Letter of Representations: Patty Maitland
2nd: Raye Lopez
Vote: All in favor, motion passed.

Motion to Authorize Letter of Engagement for Hilburn & Lein to prepare 2017 Audit for \$2,675.00
Motion: Patty Maitland
2nd: Jerry Holmes
Vote: All in favor, motion passed.

OLD BUSINESS

1. Michael's contacts with Security Monitoring companies - Continues to research financially viable alternatives. Potential vendors have not been responsive to requests for quotes or

information. Buzz provided and additional vendor for Michael to research. Michael will update the Board again next month.

2. Gate program update to commence in the next 2 weeks – DNG gate sent 50% invoice, work will commence in approximately 2 weeks.
3. Spa solar panels installed and working great. No need to use propane till early fall. Solar panels installed and functioning well.
4. Insurance (American Family) has denied lawsuit. Will pay for medical expenses only. American Family has not heard back from attorney.

NEW BUSINESS:

1. Website discussion whether to maintain, migrate, establish new site w/link to old - Continue researching possibilities for a building a new website that is easily updated and provides continuity for the HOA and the members. Recommended software is either in Drupal or Wordpress with a link to the legacy site. Additional features include online forms (i.e. ACC approval, Clubhouse Rental, etc.) Running both sites in parallel doubles the webhosting costs of \$188.00 annually.
2. Rules & Regs revisions-issues. Next steps to various committees. - Rules and Regulations will be sent to the following committees to the Committee Chair/Committees for review of pertinent changes.
 - a. ACC Bill Schwab, Chair. Jerry Holmes liaison
 - i. Activities Committee Stu Edgerton, Chair. Buzz Liaison
 - ii. Golf Committee Ralph Roque, Chair. Patty will give to Ralph Roque on Jerry's (Liaison) behalf
 - b. Is the formation of a Compliance Committee needed
 - i. Not currently needed. Jerry suggested a New resident orientation to take place every 3 months. First orientation will take place on July 18 10am, All Board members to attend. All Residents (Owners, Renters, Lessees) will be invited to attend. Next orientation to take place in September.
3. The purchase of EZGO Workhorse w/hydraulic dump bed. Previously authorized up to \$5,000 purchase price. The vehicle is completely rebuilt (with the exception of the body). Purchase price of \$4088.80 including tax). Retain Manny's cart so that there are sufficient vehicles available for the four member ground crew in the event one of the vehicles is offline.
4. Verification of occupancy to maintain 55+ community status. One of the requirements for maintaining a 55+ community is having a process in place to verify occupancy (24 CFR 100.307) and performing an updated survey every 2 years. Desert Greens' process for obtaining age identifying documents when new residents register is in place. Kim will prepare a master list of

Owners, Lessees and Residents including address, age, and document used for verifying age. The update will be brought to the Board at the July meeting to put on the record that the update has occurred and to identify any potential issues regarding the verification of occupancy. The two year update requirement will be added to the annual list of recurring tasks for the HOA.

5. Quarterly Mtg Agenda & logistics. Roberts Rules of Order will be announced at the commencement of the meeting for Members to speak for a maximum of 3 minutes on topics. Buzz will provide the connection to the TV for the Finance .ppt. Jerry will set up the microphone/speakers. Meeting will be audio recorded for transcription purposes and the approved minutes will be the official record of the meeting.