

DESERT GREENS 2001 HOA BOARD MEETING

DATE: July 10, 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 (8:52am)  
 ADJOURNED: 10:25am

**AGENDA ITEMS:**

1. Buzz H.: Meeting called to order at 9:00am (8:52am)
2. Accept Minutes from June 12, 2018:  
 Motion: Michael  
 2nd: Raye  
 Vote: All in favor, motion passed.
3. Financial Report for June 2018 – Patty M: previously emailed the financial report. Past due assessments updated as follows:

**DESERT GREENS 2001 HOA  
 A/R Aging Summary  
 As of June 30, 2018**

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total	
CHASE, VIRVEL & ROSEMARY		125.00	125.00	125.00	2,000.00	2,375.00	Collectable upon purchase
COX II, FRANCIS		125.00	125.00	165.00	375.00	790.00	Demand letter sent
PEDLEY FAMILY LLC	35.00					35.00	
PENROD, DOUGLAS		125.00	125.00	155.00		405.00	Attempting to contact investor/purchaser for past due assessments.
RUST, DONALD & FRANCES		125.00				125.00	
STEPHEN, MARJORIE		125.00				125.00	
TYNDALL, CAROLYN	125.00	125.00				250.00	Will be paid on 7/10/18
VELOSA, CURTIS & BETH		125.00	145.00	125.00	256.70	651.70	60 day notification sent
<b>TOTAL</b>						<b>\$ 4,756.70</b>	

1. The water expenditure increase compared to June of the prior year was noted as being significantly higher. Michael suggested that the Senior Moments be used to make Members aware of water conservation measures that could be individually undertaken by homeowners to decrease water consumption. Those measures are:
  - Minimize water use
  - Auto shut valve on hoses
  - Decreasing the amount of time a drip system is in use (i.e. reduce the automatic timer from 30 minutes to 15 minutes)
  - Alternatives to hosing off drive-ways by sweeping or using a shop vac
  - Owners monitoring for potential leaks in their areas

A future consideration may be retaining a service (such as Tortuga) that provides mobile car washing services where the vendor provides their own water supply.

2. A general discussion on the current year 9.75% over budget reported and how to minimize expenditures going forward.

Patty recommended \$200.00 discretionary spending, similar to the \$400.00 per month discretionary spending for golf course maintenance.

Motion: Patty

2nd: Raye

Vote: All in favor, motion passed.

3. Patty recommended transferring \$30,000.00 from business checking account (zero interest) to money market checking account. The balance in the business checking account would retain approximately 3 months of expenses (not including additional assessments collected on a monthly basis).

Motion to Authorize Treasurer to transfer funds: Patty

2nd: Buzz

Vote: All in favor, motion passed.

Motion to Accept Financial Report: Raye

2nd: Jerry

Vote: All in favor

4. Raye raised the issue that the VEA big well pump bill nearly doubled. Jerry will check the pump to determine if there is a mechanical issue that may have caused the increase.

#### **OLD BUSINESS**

1. EZGO Workhorse returned for complete refund(too many problems). Jerry continues to check with the previously authorized \$5000 to spend.
2. Web Site - Patty will prepare a new website for board review (no set completion date). Confirmed that paper Senior Moments will continue to be posted on the old site and printed and distributed as usual.
3. HOPA Audit in process - Completed based on files. 30 residents will be sent letters to fill out a HOPA addendum and provide a copy of their license (or proof of age). Kim confirmed there are 26 files to update.
4. Security system info. All-Tech Services (Bob) doing a site visit on July 11 to meet with Michael. Dataplus Community quoted \$1330 - \$1750 quote. Best buy quotes (approx. \$2000) varied and Michael does not have confidence in them for an accurate quote.

#### **NEW BUSINESS:**

1. Certificate of Amendment (Doc # 851562)
  - a. The Board discussed the document (attached) and agreed on the interpretation of the amendment that the sale of the lots by Art to the Pedley family nullifies the amendment.
2. Darren's plan on buying items for community -- Buzz shared that Darren has requested that the Board waive assessments for undeveloped lots and in return, he will "donate" various items to the community such as pool furniture, gym equipment, golf course accessories, etc. The Board will meet with Darren to discuss.
3. Pool Furniture (new & old). The HOA pool furniture was removed and replaced by Darren without communication to, or permission from, the Board. The Board was concerned that such actions by a member of the community circumvents the democratic processes and decisions of the Board. The Board wants to meet with Darren to discuss this issue and ensure that it does not occur in the future. Buzz contacted Darren to schedule a meeting for 9am the following day.
4. Comments from the committees on the rules and regs.
  - a. Buzz has confirmed, no changes for Activities Committee
  - b. Golf Committee changes received from the Golf Chair
  - c. Bill Schwab of the ACC has not replied.
5. Schedule of next HOA meetings. 2<sup>nd</sup> Tuesday of each month was selected. Monthly meetings set for 9:00am on Aug 14, Sept 11, and Oct 9. The next Quarterly meeting was set for Sept 19, at 10am.

Motion to Adjourn: Raye

2nd: Patty

Adjourned at 10:25am

## ADDENDUM TO MINUTES

Darren confirmed a meeting with the full Board on July 11, 2018 at 9:00am. The following is a summary of the discussions and outcomes of the meeting.

### Pool Furniture

The Board voiced its concern regarding Darren's replacement of the pool furniture without consulting the Board. Darren replied that, in his opinion, the HOA's pool furniture was a safety hazard and that he wanted to send a message to the Board that safety issues should be addressed. The Board replied that he had not approached the Board with his safety concerns and that if he had so, the Board would have taken action. Darren stated that he had more exposure to liability than the Board and that if safety issues were not addressed, he would be compelled to file a NRS 38 complaint. (Darren presented handouts of a recent Las Vegas HOA case in which a teenager who suffered a traumatic brain injury in a playground accident was awarded \$20 million <https://www.reviewjournal.com/crime/courts/jury-awards-20m-in-las-vegas-case-involving-playground-injury/>).

Darren further indicated that, in his opinion, the HOA's gym equipment also posed a safety hazard. The Board replied that the replacement of both the pool furniture and the gym equipment was included in the Reserve Projects for the current fiscal year and that the Board had assigned both items a lower priority for funding until later in the year due to other Reserve and maintenance projects. The Board encouraged Darren to review the minutes of the HOA Board meetings to obtain the status of the 2018 Reserve Projects. The Board also requested that, in the future, if Darren would like to donate items to the community, that he consult the Board. Darren replied that if he saw a safety hazard, he would remedy the situation himself. At the close of the meeting, Darren stated that he would not make any other donations, such as the pool furniture, without first consulting the Board.

### Amendment to CCRs

Darren stated that his interpretation of the amendment was that he was not obligated to pay assessments until the lots were sold. The Board requested confirmation that Darren does not sell the lots, but rather leases them and Darren confirmed. The Board stated its interpretation of the amendment that the sale of the lots by Art to the Pedley family nullified the amendment. Additionally, Darren proposed that instead of trying to enforce the amendment, he would donate items that he determines are most needed in the community.

Raye, who was a Board Member at the time the amendment was made, provided the historical intent of the amendment was to provide Art with some leeway on delinquent assessments during the economic downturn. Raye further explained the \$3,000 per lot build that was payable to the HOA pursuant to the

amendment would pay down overall past due assessments. Darren indicated that he would not be able to make donations to the community and pay \$3,000 per lot build.

The Board queried Darren on what types of donations he was considering making. Darren noted the following: gym equipment, waste baskets on the golf course, new tee markers, new ball washers, golf course signage, benches on the course, clubhouse furniture, library improvements, parking signage. In particular, Darren had obtained a gym equipment proposal from a company that provides leased equipment and maintenance packages. The proposal had a cost of \$800.00/month. The Board made several suggestions with regard to the appropriate type of equipment for a 55+ community. Darren indicated he would obtain a revised proposal based on the Board's suggestions and will submit it to the Board for consideration. The Board committed to providing Darren with a timely response after it had the opportunity to review and discuss the new proposal.

With regard to signage, the Board requested that the newly erected directional signs be replaced with "Sales Office" directional signage. The Board committed to removing the "No Parking" signs currently posted and Darren would paint the curb red.

The meeting concluded at approximately 10:40am.