

DESERT GREENS 2001 HOA BOARD MEETING

DATE: September 11, 2018
PRESENT: Directors: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Michael Caristo, Director, Raye Lopez,
ABSENT: Linda Axford, Secretary [Minutes taken by Patty Maitland, Treasurer]
HOMEOWNERS: None
CALLED TO ORDER: 9:05am
ADJOURNED: 10:25am

AGENDA ITEMS:

1. Buzz H.: Meeting called to order at 9:05am
2. Accept Minutes from August 14, 2018:
Motion: Patty
2nd: Raye
Vote: Passed
3. Financial Report for August 2018 – Patty M: previously emailed the financial report.

2015 & 2016 Audit Findings:

HOA has in excess of \$250K FDIC insured amount at a single bank. Currently that exposure is approximately \$130,000 with Meadows Bank. The 2017 audit will indicate the same finding. Voted to retain funds where they are until the 12-month CD matures in April 2019 at which time, the Treasurer will pursue other instruments.

Buzz motion
Jerry 2nd
Passed

Audit letter of Engagement

Engage Holburn Lien Audit firm to conduct the 2018 Audit for a fee of \$2675. Treasurer authorized to sign and return the Letter of Agreement.

Ray motion
Michael 2nd
Passed

HOPA Audit

HOPA age audit for the 55+ community age requirement completed. The census was entered into the record and will be updated every two years as required by federal law.

Patty motion
Buzz 2nd
Passed

Assessment Increase

Both Buzz and Patty stated that they had received unsolicited suggestions from members that the monthly assessment should be increased. Discussion of increasing water usage and utility rate increases as well as unanticipated repairs and future reserve projects. The Financial report recommended a \$25.00 per month increase in the monthly assessment. Director Michael Calisto was not in favor of an increase, but if an increase is to occur, would like to see a smaller amount. The Board will seek feedback from the membership at the Quarterly Meeting on September 19 regarding an assessment increase that would be effective January 1, 2019. The assessment amount must be determined in order to prepare the 2019 Budget for the members to vote on. Any increase in the assessments would include RV parking and open parcels.

Motion to accept the Financial Report: Raye
2nd: Buzz
Motion passed

OLD BUSINESS

1. Solar Light on back corner of the lot on Montecito– Not yet ordered, but will occur shortly.
2. Gates -- Gates seem to be working. Very few problems. Buzz suggests repainting the lines so that vehicles will trigger the required mechanism.
3. Water Leaks – Still having water leaks. The repairs being made are of a more sturdy material to prevent future problems.

NEW BUSINESS:

1. Annual Service Contract bid from Gunny's – No contract any longer with Jonaire. Buzz called 3 companies, received one estimate from Gunny's for \$720.00 annually to perform seasonal preventive maintenance, filter changes, and pressures. Previous Jonaire contract was \$900, prior to that, Jonaire was \$1060.00. Jerry would like the air filters changed every two months. Buzz will get Gunny's opinion on the change. Accept the contract

Jerry Motion

Michael 2nd
Motion passed

2. 3 bids for partial upgrade of exercise room. Mickey Zimmerman from The Dumb Bell Man indicated one treadmill is OK, one bike is OK with minor repairs, and the new elliptical are OK. Zimmerman suggested a Hoist Exercise MI6 Functional Trainer \$2495, \$250.00 shipping, \$375.00 installation. \$2295 for True PS100 Treadmill \$200.00 shipping, \$250 installation. Combination of both pieces of equipment for a total of \$6263.00. As there was \$3500.00 specified for partial gym replacement in 2018, purchasing both pieces was voted on.

Jerry motion
Raye 2nd
Motion passed

New Lease program for uniforms. The new plan would cost approximately \$1,780.00 annually, compared to approximately \$6,000 that the HOA currently pays. Vote to accept the agreement. Patty also commended Kim on doing the ground work on the uniform project that resulted in the savings

Patty motion
Buzz 2nd
Motion passed

3. New Residents – Buzz noted that new residents are not familiar with pet rules and has seen cats and dogs loose on the streets and the greens. This item will be mentioned at the Quarterly meeting.
4. Tee markers -- Patty noted that new tee markers had been installed on the golf course which were an apparent gift to the community from the Pedley Family/Pepper Group. Patty had sent a donation agreement to Buzz on September 3rd to obtain the donors signature and to return to the Board to vote on whether to accept the gift (as agreed at the Board's July meeting). A board member had forgotten the new donation policy and gave permission for the tee markers to be installed. Buzz will obtain the signed donation agreement from the donor and the board will vote retroactively whether to accept the contribution.
5. The Treasure will look into obtaining Business Credit Accounts from WalMart and Home Depot, and also look at obtaining a general credit card for HOA purchases to reduce the paperwork associated with Board Member reimbursements, and to provide improved record keeping of HOA expenses.
6. Buzz will investigate a lease agreement for a single printing device. The single device would provide more functionality and replace two of three non-working printing devices in the HOA office.
7. Schedule of next HOA meetings. Monthly meetings set for 9:00am on Oct 9. The next Quarterly meeting is set for Sept 19, at 10am.

Motion to Adjourn: Patty
2nd: Michael
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 the 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.