

DESERT GREENS 2001 HOA BOARD MEETING

DATE: October 9, 2018
PRESENT: Directors: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Michael Caristo; Raye Lopez
Officer: Linda Axford, Secretary
ABSENT: None
HOMEOWNERS: None
CALLED TO ORDER: 9:08 a.m.
ADJOURNED: 10:29 a.m.

AGENDA ITEMS:

1. Buzz H.: Meeting called to order at 9:08 a.m.
2. Minutes to be approved: September 11, 2018 . Jerry H. made a motion to accept the minutes. Raye L. 2nd. All in favor. Minutes accepted.
3. Financial Report: Patty Maitland . see attached. According to the budget we only have \$31,000 left to spend for this fiscal year. Obviously, we will be over budget. Water costs are down a bit for the past month . the supposition is that the higher bills have been due to the unknown amount of water being lost with each leak. Linda A.: Income down this quarter compared to 2017. What is that due to? Patty M.: We received money for foreclosures during that quarter that increased the income. Pedley Family Trust trend appears to be that they pay assessments every three months.

Audit findings: We still have more than the insured amount at one bank. We will be looking for different CDs (different bank) when the two we have mature. Raye L. made a motion to accept the 2017 audit findings. Buzz 2nd. All in favor. Audit findings accepted.

Discussion regarding the time line for submission of proposed budget to the Board, distribution to homeowners, and homeowners vote regarding the budget. Board votes on budget in their regular November meeting and the summary goes out in the December Senior Moments (summary needs to go out within 30 days of the Board accepting the budget). It needs to go out at least 14 days, and not more than 30 days, prior to homeowners voting on it. Budget summary will be distributed door to door the last week of Nov (week of the 18th) and mailed to homeowners who are currently not living here.

Jerry made a motion to accept the Treasurer's report. Michael C. 2nd. All in favor. Report accepted.

OLD BUSINESS

1. Gunny's contract (\$720/yr) has been signed. They will be checking & servicing the HVAC system twice a year. (10% discount on any maintenance) We had been paying \$900 to JonAire for the same service.
2. New exercise equipment has been installed and is being used. Six old pieces have been removed. HOIST Mi6 has an on-line video if people want more instruction that what is posted in the fitness room. Buzz discovered a treadmill that had been moved. He located and informed the person who moved it that no equipment was to be moved. There is now a notice in the fitness room instructing users to not move any equipment. An exercise ball has been donated and there is an instruction sheet posted.
3. Uniforms: Value Lease program has started and employees report being satisfied.
4. Donation agreement has been signed by Darren Proulx (donated tee box markers)
5. Business credit card: Patty . do we want a single credit card or varying credit accounts with vendors we use on a regular basis? Discussion about the pros and cons of both options. (Business accounts

with an individual business gives better benefits that received with a general card) Nothing will be changed right now. Board will wait until the end of the year to make a decision.

6. Copier lease: waiting on Richohç to respond to our request for information. UPS staff: Recommended we avoid HP products for printers. They use Brother products.

NEW BUSINESS

7. Nevada Real Estate Division violation: Meeting minutes for 2017 are on a flash drive. The affidavit form will be signed by Buzz and notarized. Kim is pulling all the hard copies for bank statements and will get them copied at UPS and Patty will put them on the flash drive with the meeting minutes.

Linda A. will add to Boards %to Do Calendar: January - file Declaration of Certification for each newly elected Board member with the Real Estate Division; August . workersqcomp audit.

8. Bid received from Hargis Electric: \$65 for a service call and an hourly rate of \$55 plus parts. This is lower than D&Jç charges so we will change vendors. We currently have four street lights out.
9. Rules and Regulations changes: no responses received from homeowners. Amnesty for 30 days or immediate enforcement? Issue of new residents not being familiar with Rules and Regulations . Patty recommend printing a new rulebook and supplying a new one for every resident. Buzz: In addition to this, would like to have another orientation for new residents and discuss the Rules & Regulations. Buzz made a motion to accept the revised R&Rç; print new copies for every homeowner; and distribute door to door. Raye 2nd. All in favor Rules & Regulations accepted as revised. Date for new resident orientation: Nov 15 @ 10:00. Buzz will make a flyer for the bulletin board and have it in the November Senior Moments.

Buzz will announce at the December quarterly homeownersqmeeting that the revised Rules & Regulations will be distributed and go into effect on January 1, 2019.

10. Michael Schulman (Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP) . Patty has not heard back from him since the meeting with him. Will email him Friday if havendç heard from him.

11. Budget Planning:

Assessment increase: Discussion about options for amount of assessment increase and what is needed in order to balance the estimated budget for 2019. Additional discussion occurred regarding homeownersqfeedback that Michael C. has received. Vacant lots would increase by the same percentage increase that is applied to the homeowners. Patty is estimating that we will be approx. \$50,000 over budget this year and that a \$10 increase will not cover estimated expenses, but a \$15/month increase will. Patty M. made a motion to increase the monthly assessment by \$15, RV spaces by \$5, and empty lots by \$5. Homes will go from \$125 to \$140, RV spaces from \$25 to \$30, and empty lots from \$30 to \$35. Increase comes into effect January 1, 2019. Jerry 2nd. All in favor. Motion passed.

Wage increase: Patty - Will a wage increase be included in planning the budget? Suggested 1.5% increase that would start sometime in March. Buzz made a motion to implement a 1.5% increase starting sometime in March (exact pay period to be determined) Raye L. 2nd. All in favor. Motion passed.

12. Calendar: Executive Board Meetings . 9:00 a.m. November 13 & December 11, 2018.
HomeownersqQuarterly Meeting: December 12 @ 10:00 a.m.

12. Raye L. made a motion to adjourn. Patty M. 2nd All in favor. Meeting adjourned.

ADJOURNED: 10:29 a.m.
SUBMITTED BY: Linda Axford, Secretary

