

DESERT GREENS 2001 HOA BOARD MEETING

DATE: November 13, 2018
PRESENT: Directors: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Michael Caristo; Raye Lopez (9:37)
Officer: Linda Axford, Secretary
ABSENT: (Raye Lopez in at 9:37)
HOMEOWNERS: Dennis Suter
CALLED TO ORDER: 9:15 a.m.
ADJOURNED: 10:40 a.m.

AGENDA ITEMS:

1. Buzz H.: Meeting called to order at 9:15 a.m.
2. Minutes to be approved: October 9, 2018 . Patty M. made a motion to accept the minutes. Michael C. 2nd. All in favor. Minutes accepted.
3. Financial Report: Patty Maitland . see attached. Still anticipate being \$50,000 over budget by the end of the year. Accounts Receivable . same names continue showing up being habitually late . may want to think about a deposit plan where these individuals pay ahead of time. 371 Inverness: unknown whether the bank has taken ownership. Linda will contact previous tenant for contact information with the bank. No assessments are being paid. 190 Montecito: house was supposed to be auctioned off last Tuesday, but it was removed from the docket. The family has been given time to remove personal items from the home.

Review of proposed 2019 budget. Buzz: questioned whether water costs are too low on the proposed budget. Discussion about the impact of water leaks on the water bill, the possibility of homeowners being more conservative with water and the potential impact of new homes coming in. After discussion there was a general consensus to increase the budget for water to \$95000 . rather be a little over vs. under. Patty would like to include a cover letter when sending out the 2019 operational budget and reserve statement for 2019. The reserve statement will include probable items of repair/replacement with estimated costs for the year. Suggests the Board include a notice of the increase in the monthly assessment in the same envelope. She will include the percentage of the monthly assessment that goes to reserves, utilities, and labor as part of the cover letter since these are three major areas of expense. We have had over \$50,000 in repair costs for water leaks this year.

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

Jerry H. made a motion to accept the proposed 2019 budget with the changes in water expense to \$95,000, Michael C. 2nd All in favor. Motion passed.

OLD BUSINESS

4. Nevada Real Estate Division violation: Every thing was sent by certified mailed. We have not heard anything from the Division.
5. Street lights repair by Hargis Electric: four street lights were repaired with one of them being completely rebuilt (was torn up by high winds).
6. Assessment increase: notice was in the November Senior Moments.

Buzz read a letter from 360 Inverness: homeowner expressing concerns regarding the rationale for and impact of the increase in the monthly assessment. Patty M. will acknowledge the letter with a response to the stated issues.

NEW BUSINESS

7. Egg crates on clubhouse walls: Stu Egerton and Denis Suter want to put covered egg crates on the wall for improving acoustics. Dennis: explained effects of sound bouncing off the back wall so you hear the original sound as well as its echo. Commercially available panels are quite expensive. Intent is to frame paper egg cartons . this has traditionally been used in a low cost sound studio. Herman is an engineer and Stu is a mechanical engineer and there is plenty of info on the Internet about doing this. They would consist of 4X8 panels covered with fireproof upholstery material. Buzz had an estimate of well over \$20,000 for commercially available ones. They will make a sample one and get but will make a difference. Buzz suggested they go ahead and build a panel and get feedback.
8. New hires: We have lost two grounds workers. Buzz and Jerry have been interviewing applicants. They like one: He is a license tree trimmer in OR and is an arborist. \$10/hr is not a problem for him. Jerry has the resume available. Will we hire one or two? Jerry: suggests we hire one now and see what other applicants come in. Would like a bilingual person if possible. It will also be easier for Manny to train one person at a time. Tree trimming may start by the end of December. There is a 90-day probationary period. He will starts 11/26. Question about whether we need to do a background check. Jerry will call Nye County to initiate the check. Buzz H. made a motion to hire John Wood and have him start 11/26/18 and to initiate the background check. Patty M. 2nd. All in favor. Motion passed. Patty M.: uncomfortable with our employees being used by Pedley . we are understaffed and may need more time from them. Jerry H.: he has told Manny that with the reduced staff, if he needs to work overtime to complete necessary work, to do it.
9. Mailing ballots: Patty will show Kim how to run off the return addresses. Linda will put the ballot together. The ballot will include a blurb each candidate wrote on their individual disclosure statement regarding their qualifications for the Board, as well as confirmation of each candidates disclosure of potential conflicts of interest and whether or not they are in %good standing.+

ADDITIONAL ITEMS

10. Enforcement of the Rules and Regulations: Patty – in September the Board agreed to accept the revised Rules & Regulations with an effective date of Jan 1 & a 30 day amnesty period. However, we now have so many new residents with little idea about the Rules & Regs. Are we still comfortable with waiting? The concern is that as requirements go unenforced, precedents are set. Jerry: He carries a file that contains all the work requests received by the ACC. If he sees work being done without approval in this file, he shuts the work down. After brief discussion everyone OK with remaining with the Jan 1 day for full enforcement of the Rules & Regulations.
11. Board oversight of Senior Moments: May want to reconsider the Board having or not having editorial oversight of the Senior Moments. Costs go up with more paper/lengthier articles. Buzz will talk with Dee. Revisit next month.
12. Still have not heard anything regarding the copier lease.
13. Jerry: Ballot box getting too small. Jerry will build a larger one.
14. Michael: what is the status with Neighborhood Watch? There have not been any volunteers to take Tim's position.

15 Next Meeting: Dec 11, 2018 @ 9:00 a.m. Dec 12 Homeowners Meeting with counting of the ballots.

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

ADJOURNED: 10:40 a.m.

SUBMITTED BY: Linda Axford, Secretary