

DESERT GREENS 2001 HOA BOARD MEETING

DATE: December 18, 2019
BOARD PRESENT: Buzz Heldt, President; Jerry Holmes, Vice President; Dennis Suter, Treasurer; Arlene Chandler, Director
Linda Axford, Secretary (Appointed Officer)
ABSENT:
HOMEOWNERS: See Attached
CALLED TO ORDER: 10:02
ADJOURNED:

AGENDA ITEMS:

1. Approval of previous meeting minutes: September 24, 2019 . MJ Hendrie made a motion to accept the minutes; Joy Ashcraft 2nd; All in favor. Minutes accepted.
2. Treasurer's Report: Dennis S. . Proposed 2020 Operational Budget . challenges due to estimating prospects of increased residents. Still have 66 vacant lots . there is a total of 322 lots within the HOA. Have projected for 20 new homes in 2020 - could be more or less. Expect an increase in water rates . last raise about 2.5 years ago was approximately 14.5% Great Basin also wants a special assessment to determine if there is a deeper aquifer under the valley.
Valley Electric rates appear to be stable. (Public Utilities Commission only controls public utilities . no impact on VEA rates). According to VEA, if there were a raise, it would only be about 0.5 cents/kw. Well & pond pumps and heat/ac for clubhouse represent our greatest electric expense. Our operational budget is approaching ½ million/yr gross - no longer a little business. Still have about excess of roughly \$34,000 at end of year . pretty much what has been occurring most years. We are putting about \$60,000 into reserves annually and are, according to the 2015 reserve study, over 100% funded. Vast majority of HOAs are underfunded.
Created a spreadsheet for the last 3 years income/expenses and averaged out expenses using that data. We have a new board member with knowledge & experience using software that will increase the new boards ability to understand the QB reports.

Resident: Will the additional residents we expect in 2020 compensate for the increased trash & water costs? Dennis S. . yes. Increased expenses occur with additional residents, but the increase in revenue is adequate to cover those.

Buzz: Water is currently running us about \$7000-\$7500/month.
Resident: Was there a new leak . notice Floyd's trucks in here? Buzz: No, Floyd's here to repair some black top patches that weren't done properly after fixing a previous water leak. Dick Pfeiffer made a motion to accept the proposed 2020 Operational and Reserve Budgets; Michael Mouer 2nd; All in favor. None opposed. Budgets accepted.
3. Committees
ACC . Bill Swab: Reminder to submit application for outside changes to the ACC before proceeding with the changes. Need another volunteer for the ACC Committee
Buzz: when turn something in to the ACC . they have 45 days to approve/not approve. Don't start work until you have received approval.

Golf Committee: Butch Walters . We all appreciate the work Ralph Roque did while chairman of the committee. Maintenance crew doing an excellent job maintaining golf course. Thanks to Jerry Holmes for his oversight. Buzz will be taking over this oversight in 2020. With new residents, we have new golfers coming out . this is great. Have taken care of the end-of-year bonus for maintenance crew.

Resident: Request to remind golfers about golf etiquette (hitting a house; hit balls coming too close to someone)

We are asking golfers to be assigned to a hole to repair the damage done by balls.

Buzz: Thanks again to Ralph for his work.

Activities : Buzz . need more participation; everyone welcome; military appreciation event suggested today . no date yet set for this. Calendar . have to share the clubhouse . be patient. Check the board for sign up sheets - need an accurate # of people to know how to purchase supplies. Don't worry about not knowing the game . come and learn. Most don't cost anything. Only event that costs very much is Texas Hold Em tournament - buy in is \$25. Need more ideas for activities.

Jan 16 Thursday presentation from Nathan Adelson Hospice at 10 a.m.

Neighborhood Watch: Buzz - have several people who walk regularly and have been helpful in reporting suspicious behavior. If you encounter solicitors, try to get business card so Buzz can contact the company. Call Buzz with any suspicious behavior.

Thanks to Jerry Holmes. Worked very hard with the golf course maintenance Jerry H. . Has mixed emotions about leaving the Board. Has really enjoyed time on the Board and learning about golf course maintenance. Thanks to community for support and friendship.

Resident: Few people have reported losing packages left at their door. Buzz: say something if you see unknown people in the community.

Resident: Stepping in dog excrement when she walks her dog. Thanks for the written Senior Moments that are again being distributed door-to-door.

Buzz: Every month read about speeding in the Senior Moments. We have hearing and vision impaired residents that walk . very important that we all adhere to the speed limit. Speed limit applies to golf carts too. Walkers also need to be paying attention (e.g. cars backing out of a driveway that do not have full sight of the street) One person walks at night with a reflective vest . good idea.

Pets: Still having some issues with pets. All dogs must be on a leash and pick up your dog's excrement. Your pets not allowed on anyone else's property or on the golf course / golf cart paths or HOA landscaped property. The Board is working on a problem with a service dog. If you have complaints, please submit them in writing and signed. Your name will not be given out, but we need a signed letter.

4. Homeowners Forum:

Resident: Has seen coyotes on the golf course. Be careful.

Resident: Did anyone approve the banner on the back wall? Buzz: yes.

Resident: Inquired about the incident where a dog bit a resident. Everyone should know about this animal so they can avoid it. Buzz . Yes, the incident happened. Dog scraped the skin resulting in bleeding - no puncture. Animal control was notified and came to investigate. Buzz: Any place can deny an aggressive dog/animal. We are working with Sheriff's department about this problem. Animal control can be called if a dog is running loose and will come to pick up the animal.

5. Buzz: Introduced 2020 Board of Directors:
There will be three 2-year terms (Loui DeCanio, Michael Mouer, Darren Proulx,) and two 1-year terms (Arlene Chandler and Buzz Heldt)

Michael Mouer: Have lived here 12 years - now retired (worked in Las Vegas last 12 years) Am looking forward to the next year on the Board. Don't hear well . best way to contact me is via email.

Loui DeCanio: Here since 2006 and in Pahrump since 2003. Plan on living here rest of our lives. I want things to go well for the entire community. Attends many political functions in the city/county;

Darren Proulx: Lives in Reno full time. Here 3 nights / wk. Have ideas how we might lower our water costs. Reach out to me if you have concerns.

6. Next meeting: March 2020

7. Judy Hass made a motion to adjourn the meeting: Joan Fulmer 2nd. All in favor. Meeting adjourned

ADJOURNED: 10:59

SUBMITTED BY: Linda Axford, Secretary

