

DESERT GREENS 2001 HOA EXECUTIVE BOARD MEETING

DATE: April 10, 2019
PRESENT: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Arlene Chandler; Jerry Nation
ABSENT: None
HOMEOWNERS: MJ Henry, Tammy Stevens, Mary Jeffers, Dennis Suter, Dorothy Lewis
CALLED TO ORDER: 9:00 a.m.
ADJOURNED:

AGENDA ITEMS:

Minutes to be approved: March 12, 2019: jerry h made a motion to accept the minutes. Arlene C. 2nd. All in favor. Minutes accepted

Financial Report: Patty Maitland . see attached. Pedley family LLC is current. Even with this, we still have some large delinquent assessments - not all are foreclosures. Need to be diligent in sending out letters when 10 days overdue. Doing well on income and are under total expenditures. CD rates: see chart. Recommend American 1st National at 2.9% for 13 months. Our CD matures tomorrow. Jerry H.: Made a motion to direct Meadows Bank to put the funds from the maturing CD into our money market account and for Patty M. to then transfer the money to a CD at American 1st National Bank.; Jerry N. 2nd. All in favor. Motion passed. Patty will direct meadows to put the funds in our money market account and then transfer to the CD account at American First National. Buzz H.: We will have some added expenses with the pool to get it open. Arlene C. made a motion to accept the financial report. Jerry N 2nd. All in favor. Report accepted.

OLD BUSINESS:

1. Window blinds . half installed; 2nd half fell and broke. They should be back in a couple of weeks to finish the installment.
2. Bids for wall repair received: Will ask about cost for both east & west walls. See attached bids. Patty M.: Made a motion to authorize Buzz to engage McMillan Painting for \$6000 for one wall . repair of stucco and application of elastomeric paint & with further authorization up to \$12,000 for both walls. Jerry H. 2nd All in favor. Motion passed.
3. Contacted Nye County about drainage. No word on outcome
4. Roof inspection: Have not heard back from A1 Roofing. Supposed to be here 2 weeks ago . has not gotten back to us. Buzz will call again today.

NEW BUSINESS

1. Copier lease: See attached. Will be able to print our own Senior Moments . will make them available on line and leave some in the clubhouse. Will stop delivering them house-to-house. Jerry N. made a motion to accept this lease agreement. Patty M. 2nd. All in favor. Motion passed. Will also get a free laptop to replace the old one on Jerry H. desk as part of the lease agreement.
2. Darren's proposed upgrade of horseshoe area includes a shuffleboard court. See attached. Would be supplied by Pedley LLC and taken care of by the HOA. Darren requesting quick decision. Patty M.: Moving the retaining wall and propane tank is structural work & am uncomfortable with doing this without the Board choosing the contractor. Jerry H.: Shosone Propane will be the only one moving the tank - it is their tank. Patty M.: We would also need be an additional insured on the insurance contract. Arlene C. . because of the ongoing and unresolved issues with DGP, this should be tabled until we talk with our attorney. No vote taken on this issue.

3. Foam pads for acoustics of clubhouse. Buzz: would like to order some samples. Should not be more than \$200. Jerry H.'s son-in-law is installing this product in the schools. Jerry H. will arrange time for Board to go see in the installed product.
4. Rules & Regulations enforcement: Patty M.: It appears there is currently a permanent resident, under the age of 19, living with a renter. He was seen on the golf course with a friend (under the age of 18 in appearance). The adult renter did not accompany them. Renter says his son lives with his mother, not here, and was just visiting. Buzz will call the renter about this. Patty M.: If want to pursue this, do so with the owner of the property. It becomes the homeowner's problem with their renter. Access Realty is not notifying the HOA when a house is rented. Patty M.: Board has a fiduciary duty to enforce the CC&R's.
5. Hiring part time assistant for office: Buzz . need help in the office when Kim is not able to come in. Talked with a resident who has 30yrs HOA experience and might be willing to help out. Patty M.: Agree with Arlene that we need to get a transition person in the office, not just someone to help out.+Buzz: Disagrees with hiring another person because he believes Kim will leave if we do that . she has stated she will not train a replacement. Arlene C.: Made a motion to start looking for another part time person for the office. Jerry N. 2nd. Vote: Arlene Chandler: Yes; Jerry Holmes: Yes; Patty Maitland: Yes; Jerry Nation: Yes; Buzz Heldt: No. Motion passed. Buzz will also talk with Sally about the details of her experience.
6. Additional items for discussion as needed.
Jerry N.: There are 4 webinars that run about 30-40 min each and have associated PDF files. He has copies of the PDF files and will send to all Board members to help with preparations for the next reserve study. He participated in one of the webinars and found it informative.

HOMEOWNERS

MJ: Knows that the young man in question was on the golf course, hit a house, and did not inform the homeowner. How is that he and his friend could be on the golf course? Patty M.: There is also a gentleman from the sales office who is not a resident but is at times playing on 6 & 7. Buzz: will talk to Darren Proulx regarding this.

Dorothy Lewis: Requested clarification on the increases to assessments (homeowners, RV lots, and empty lots).

Dennis Suter: Requested clarification of Darren's proposal. Requested clarification of costs for repairing the wall.

Jerry H.: Made a motion to adjourn the meeting. Arlene C.: 2nd. All in favor. Meeting adjourned.

ADJOURNED: 9:59 a.m.

SUBMITTED BY: Linda Axford, Secretary