

Desert Green 2001 HOA Executive Board Meeting

Date: August 11, 2021
Location: Clubhouse
Present: Michael Heldt-President, Arlene Chandler-Vice President, Michael Mouer-Treasurer, Louis DeCanio-Director
Absent: Darren Proulx-Director

Establishment of quorum and call to order at 10:00 am

Homeowner's Forum: No comments

Approval of Pervious Meeting Minutes: The meeting minutes have been posted on the bulleting board outside the office and posted on our website. (desertgreencommunity.org) Louis DeCanio made the motion to approve the meeting minutes. Arlene Chandler seconded. All in favor. Motion passed.

Treasurer's Report: Michael Mouer-The treasurer's report has been posted on the bulletin board outside the office and posted on our website. All accounts are in balance.

Old Business

Fitness Room Rehabilitation-Tabled until Darren Proulx returns.

New Business

Use of Guest Parking-Louis DeCanio-There have been parking in the street. It seems like when resident is having work done, the contractor is parking in the street for a long period of time. I would suggest that the resident park their vehicle in guest parking and let the contractor park in their driveway. Michael Heldt made a motion to look for alternative ideas for contractors and others to park etc. Seconded by Louis DeCanio. It has been proposed that we look for at what can be done to expand guest parking. All in favor. Motion passed.

Pressure Washing Patio Area-We requested and received a bid to pressure wash the concrete from the patio pillars to the spa.This is needed as the area can get slick from the golf cart tire residue. The cost would be \$300.00. Michael M. made a motion to accept the bid and have the work done by Crooked River Window Cleaning. Motion seconded by Michael Heldt. All in favor. Motion passed.

Well Study-Information. Dennis Suter has agreed to be the chairperson for the well study. This will be a three-person committee. Dennis will select the other two members of the committee. Louis DeCanio will be the board representative for the committee. The committee will look into the cost of repairing the well or replacing it. The well is okay right now. It is over 20 years old and we want to have a plan in place for when the need arises. The ballpark figure to fix the well could be over \$50,000.00.

Empty Lot Assessment-Michael M. made a motion to raise the empty lot assessment to \$140.00 per lot per month. Arlene Chandler seconded the motion. The reasoning behind the empty lot assessment increase is we have recently found out it is illegal according to the NRS to have a dual assessment. We have also found out the Pedley LLC is not the declarant. This matter is currently going through the court system. The reasoning is because Pedley LLC purchased the lots, that ended the declarant. This has been an ongoing issue and we hope it will be resolved. Michael M. revised the motion to include October 1, 2021 as the effective date of the increase in assessments for Pedley LLC. Arlene Chandler seconded the motion. All in favor. Motion passed. (2010 Nevada Code Title 10 Property Rights and Transactions. Chapter 116 Common-Interest Ownership (Uniform Act) and NRS 116.2107 Allocations of allocated interests.)

Maintenance Committee-Tim Hollembaek- Old Business-Shower curtains in the rest rooms have been replaced. We need to have the striping on streets where needed and signs throughout the community repainted etc. We are currently looking for a vendor to do this work. New Business-Street light by Marion Doi's home was knocked askew need to be repaired. Street light by Darren's office has been destroyed. Darren needs to have it replaced/repaired. Sprinklers out front-all the tubing is above ground, we will check with maintenance to see about burying the tubing.

Homeowners Open Forum- (Homeowners may address the Board on issues that concern the community. Except in an emergency, no action will be taken on issues not on the agenda)

Michael Caristo-the Acc is looking for two or three people to join the committee.

Buzz-August 25-9:00 coffee time-9:30 Activities meeting. September 8, 10:00 Board meeting 10:00 am. September 15, 10:00 am Community HOA meeting.

Clara Spears-since you are having the area around the spa pressure washed, could the columns and area around the pool be included?

Mary Costa-can the temperature in the spa be lowered? It is too hot.

Dennis Suter-The light at the bocce ball court is out.

Meeting adjourned 10:25am