

Desert Greens 2001 HOA
Executive Board of Directors Meeting

DATE: August 13, 2020 (Thursday)
TIME: 10:00 a.m.
LOCATION: Clubhouse
PRESENT: Michael (Buzz) Held, President; Arlene Chandler, Vice President; Michael Mouer, Treasurer; Louis DeCanio, Director; Darren Proulx, Director
ABSENT: Linda Axford, Board Appointed Secretary
HOMEOWNERS: Michael Caristo, Deborah & Tim Hollembaek, Sheri Florio, Nancy & Dennis Suter, Ty Hill, Dan & Laura Miller, Gail Blackman

1. CALL TO ORDER & ESTABLISHMENT OF A QUORUM

2. HOME OWNER\$ FORUM (*Homeowners may address the Board of Directors only on items listed on this agenda. See NRS 116.31083(6). Substance of their remarks or prepared written remarks will be included in the minutes.*)No comments.

3. APPROVAL OF PREVIOUS MEETING MINUTES: July 9 & July 23Louis D. made a motion to approve meeting minutes from July 9 & 23; Arlene C. 2nd. All in favor.

4. ACKNOWLEDGEMENT OF BOARD MEETING HELD IN EXECUTIVE SESSION:Meeting called to retain Michael McKelleb, Esq.

5. TREASURER\$ REPORT: Michael Mouer . see attached handouts. Question: What is happening with the significant overdue assessments? Michael M.: Kim is sending letters, making calls and some have gone to collections. Banks/mortgage companies have been paying (except for two of them), although some pay only every six months. Louis D: Are we putting liens on these places?Michael M: We can\$ presently put liens on properties. Buzz H.: In the past, when properties have been sold we have collected overdue assessments. sometime the entire amount due even though per state regulations we are only entitled to nine (9) monthsof past due assessments. Michael M. made a motion to accept the financial report; Arlene C. 2nd; All in favor.

6. OLD BUSINESS:

A. Updates:

Repair of west wall: Still waiting. Homeowner has still not removed the water line that is affecting the wall.

Painting wrought iron fencing & gates: Prep work has begun.

Trimming palm trees: Completed

Painting exterior clubhouse: Prep work will commence soon. John McMillan is very busy, but we are on his schedule.

B. Update: Cost effectiveness study . switching to LED lighting vs. remaining with current lighting (clubhouse and streetlights) Buzz H: See attached. Louis D.: looked into it and from his research determined we will do better with LED in the long run. Tim H.: Suggests to proceed with the vendor of our choice and just do one light to determine if we are getting what we want. Thinks we might end up with more lighting than we want & need to back down on intensity in some areas at least. Dennis S.: The HOA does have extra poles that could be put up with battery powered LED\$ in those areas without any lighting. Wouldn\$ have the cost of additional wiring into the current grid. Louis D.: made a motion to convert one light as suggested to see how it works out;Michael M. 2nd. All in favor. Louis D. made a motion to use Wiremen Electrical for the one light. Arlene C. 2nd. All in favor.

7. New Business

A. Emergency Response for Medical/Police & Fire: Darren P. . Viewed a post on Facebook(April 16) that someone had paramedics trying to enter their home by mistake. Suggests curb #\$ might address this problem. Nobody in town does this work, but there is a company in Las Vegas - their cost would be in

the neighborhood of \$12-\$15/house. Buzz H.: Is aware of the situation that happened and talked with the paramedics at the time. They were given the wrong house #. \$3564 current price for 324 lots. Don't know how long paint will last. Darren will do the research if the Board is actually interested in doing this. Darren P.: Made a motion the Board spend up to \$3564 to have addresses painted on curb contingent on quality of paint & scope of work. Louie 2nd. Michael M.: Think we should do more research before applying an actual figure. All in favor. Buzz: EMS has its own code to get in the gates. There have been problems in the past with the box out at the gate that responders clicked radios X2 and the gate would open. Box is not functional now . county changes their frequencies too often for the service that maintained the box to adjust the box.

B. Reserve Study Education: Darren P.: Statements have been made in previous meetings regarding reserve money not being in the budget. Believes there is a misunderstanding among the Board regarding the proper use of reserve monies and the reserve study. There is no extra budget for a reserve expense . the funds are already there. Nevada Real Estate Division provides training on reserves. Suggesting the Board needs education and can do this individually or as a group. Michael M.: Has been looking at various courses to take on this issue and will check out the NV Real Estate Division.

C. Website Update Status & System: Buzz H. Agree that the website needs to be updated. Michael M. has volunteered to take over the website maintenance. Darren P.: Suggests using a company to create and maintain the website & to not use a homeowner. Darren will provide Michael with the research he has already done. Due to changes in individual situations, it is risk in having a homeowner being responsible for a website

D. Ham Radio Antennae: Louie D. . No problem with an antenna that does not cause a problem. Tim H.: The onus to avoid RFI (radio frequency interference) is on the manufacturer. By law amateur radio operators cannot purposely interfere with any other broadcasting. Michael M.: Motion to allow amateur ham radios; Louis D. 2nd. Darren: Per the Rules & Regulations, antennas have to be out of sight. Need to modify R&R now to be accurate. Tim H: It is impossible to have an antenna that is invisible. That part of the R&R makes no sense. These antennae have no more of an impact visually than the multiple dishes currently on homes. In addition, we would have six amateurs on site that can provide emergency communication if needed when power out. Darren P.: Moves that the Rules & Regulations Section 12. D. - that the last sentence be adjusted to read ~~Ham~~ or CB radios or other radio transmitters may not be operated unless it can be demonstrated that the operation does not interfere with TV or radio reception, and antennas are not unsightly.+ Michael M. 2nd. All in favor. *(Rules & Regulations: 13. D) Radios, televisions, stereos, musical instruments and other devices must be used so as not to disturb others. "Ham" or "CB" radios or other radio transmitters may not be operated unless it can be demonstrated that the operation does not interfere with TV or radio reception, and antennas are kept out of sight.)*

F. Pool Re-plastering Bid: Discuss for the 2021 Reserve Budget. Buzz H. Look at the bid and take into consideration for 2021. (See attached) Was told by Adams Pool Solutions it is not harming the pool now to have the plaster peeling off. Louis D.: Need a warranty written into the contract. Buzz H.: Pool was drained and acid washed last winter & should be done every 4-5 yrs. Some areas were patched at that time. During the process of filling the pool some places started flaking. There have been some complaints that the pool is too warm. Nothing we can do about that in intense heat. There is also a variety in what individual people like for water temperature. Pool temps are checked each morning. Shawn is looking into the controller for the solar . doesn't appear to be working correctly all the time.

E. Defining Eligibility for Board Director . Comments:
Michael M. . Thought that was already defined.
Louis D.: Lease property vs. owning property . only property owners are eligible for Board membership. Previous Board should have solved this problem by now. Four years ago would have been against anyone who did not own his or her property being eligible for Board membership. However, after four

years we have a lot of new residents who own their home but lease the property and I am concerned with all the disagreement and bad feelings. Now want all to be equal and stop all the fighting.

Buzz H.: Board just wanted to make sure everything was done legally. The attorney for Pedley Family LLC and our attorney had different opinions.

Michael M.: We have retained an attorney and it is in the works to get it changed. (Interruption by another board director with two directors now talking at the same time)

Ty Hill: (requested to speak) Did research on the NRS are going to have to change their wording also. Just changing ours alone will not work.

Michael M.: Is not helpful to hash over all this that has been said already. New attorney (Michael McKelleb)has been sent all the information we have available on this issue, including information provided by Pedley Family LLC.

(Three board directors talking at the same time)

Darren P.: Started a comment regarding short-term leases . interrupted by Louis D. Arlene C. interrupted Louis D.

Buzz H.: The meeting is getting out of order. We are closer to solving this issue than we have ever been before.

Buzz H.: Everything is out of order at the moment.

Darren P.: Asked if the Board had engaged an attorney.

Michael M.: Responded yes, acknowledging there was an executive session on Tuesday.+

Neither Louis D. nor Darren P. informed of this meeting. Four board members talking simultaneously. President requested a motion to adjourn. Louis D. made a motion to adjourn. ?? 2nd. Vote unknown.

8. HOMEOWNERSqFORUM (*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.*)
Omitted due to meeting ending / people walking out.

9. ADJOURNED: 11:05

SUBMITTED BY: Linda Axford, Secretary
(Aug 13, 2020)