

## DESERT GREENS 2001 HOA EXECUTIVE MEETING

DATE: February 13, 2020  
PRESENT: Buzz (Michael) Heldt, President; Arlene Chandler, Vice President;  
Michael Mouer, Treasurer; Louis Decanio; Darren Proulx  
Linda Axford, Secretary (Appointed)  
ABSENT: None  
HOMEOWNERS: Ralph Roque, MJ Hendrie, Deborah Hollembaek, Bradlyn Kelley,  
R.K. Estrada, Rachel Piechocinski, Margaret & David Kingery,  
Dennis Suter, Michael Caristo  
CALLED TO ORDER: 2:00 p.m.

### AGENDA ITEMS:

1. Call to Order & Establishment of a Quorum
2. Home Owners 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.*)
3. Approval of Previous Meeting Minutes: January 9 and 10, 2020 . Michael M. made a motion to accept the meeting minutes for January 9 & 10, 2020; Louie D. 2<sup>nd</sup>; all in favor.
4. Acknowledgement of Board Meeting Held in Executive Session: NA
5. Treasurer's Report: Michael Mouer . see attached.  
Send recommendations to Michael M. via email for additions you would like to see to the financial report. AFNB CD matures April 2020. AFNB does not send statements via mail or electronically . we have to go to the bank to request that information. This bank also computes interest annually only on this CD.  
Quick Books has many available reporting forms . Michael is still working on determining the best form to use for financial reports.  
Michael M.: I move to accept the financial report; Arlene C. 2<sup>nd</sup>; all in favor.  
  
Michael M. made a motion to rescind MJ Hendrie's motion, made at the last Board meeting, to accept the Maintenance Committees report and now makes a motion to accept the report. Arlene 2<sup>nd</sup>. All in favor. (MJ Hendrie not a member of the Board . any motion must come from a Board member.)

### 6. Old Business

- A. Maintenance Committee & communications . review and discuss  
Buzz . some problem with communication between committee members. One member would like to increase the # of members to 4-5.  
Discussion: Arlene C.: Leave this decision up to the committee.  
Darren P.: Established a group text yesterday for this committee and think that will help with communication. Would like all communication to the committee include Darren P. as the Board liaison to this committee. Has no opinion regarding increasing # of members. Will give it more time for the Committee to decide about best # of members.  
Louie D.: All residents can give input to the Committee.  
Buzz H.: Received a letter from a homeowner suggesting the removal of all trees outside the perimeter walls. Also suggested plastic balls on the ponds to slow down evaporation and deter ducks. Balls on the pond would present a problem for the pumps. Have not received

estimate from The Wife & The Hammer for putting doors on the card room. Charlie, an independent handyman, is currently doing dartboards for the billiards room and could also be referred to the Committee for consideration.

B. Parking on empty lots . continues to be an ongoing problem

Darren P: These stickers are an official warning that the vehicle will be towed if it is not removed from the lot. Actually, it's not that big of an issue to me if it's only 1-2 people for a short period of time.

Buzz H.: It is a violation of our Rules & Regulations.

Louie D.: Do we have sufficient guest parking for actual guests as we are filling up with homes?

Buzz H.: Probably not.

Darren P.: I move the Rules and Regulations related to parking be enforced by the Board. Arlene C. 2<sup>nd</sup>. All in favor. Darren P. will obtain the stickers.

C. Louie D. . report on findings regarding functioning of well pumps/motors

Talked to the ~~plumber~~ who owns a lot of property. He uses Larry's Well Service.

However, he alerted us to the problem of availability. This vendor is very busy and can't respond on short notice. Called the vendor and learned that a Jeff Jenkins does all the work - talked with him. He is willing to come and check out our situation, but is currently too busy. He has Louie D.'s contact #, but has not yet called. Louie will call him again.

Darren P.: suggested Louie request to schedule a visit ~~two~~ weeks in advance - more apt to actually get them out. Went to Great Basin this morning for a historical view of our water bills. When there is an issue (leak), costing the HOA about \$2,000. Spoke to someone who will come and talk about water conservation & what we can do to conserve and lower usage/costs. A ~~drip~~ will cost 100,000 gallons/month per Great Basin.

D. Reserve study due this year . Buzz: Board has approved using Complex Solutions again.

Dennis S.: Believes that Patty Maitland already formally engaged them.

Michael M.: Received a letter from the State yesterday stating that we were due for a reserve study. Michael M. will contact Complex Solutions.

## 7. New Business

A. Pool repair: pumps, motors, valve for pool & spa - approximately \$1700 plus labor. Acid wash - no estimate on cost. Talked with Shawn Murphy with Clear Pool re. the above. Acid wash needs to be started end of Feb/beginning of March in order for the pool to be ready to be opened in time. Pool has to be drained. He is coming about 3x/wk right now. Temperature in a.m. is an issue and can delay the work. Haven't talked with the plaster company regarding the repairs yet - just plastering around the brackets for the railings.

B. Service dog complaint

Buzz . received written complaint. Read letter from resident: see attached. Animal not obeying owner and wandered onto someone's porch as well as on the golf course.

Notified the dog's owner of Rules and Regulations regarding dogs being off leash. Buzz talked with owner. Postponed for executive session.

C. Meeting dates and times

Arlene C.: would like to change the day & time. More than one request for a different time especially. Michael M.: I move meetings be on 2<sup>nd</sup> & 4<sup>th</sup> Tuesday at 9 a.m. Darren P. is not available on Tuesdays. Discussion about various times / days. Thursday a.m. is a

conflict with ACC. Louie D suggested the Board meet after the ACC meeting. Michael M.: I amend the original motion to meeting at 10 a.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday. Arlene 2<sup>nd</sup>. All in favor.

D. Review/revise monthly %do+calendar that was sent to the Board prior to this meeting. (See attached) Linda A. questions if some of the items could be transferred to the Maintenance Committee: Annual check back flow valves, quarterly gate maintenance, roof inspection. Discussion about the pros and cons of roof inspection. Change timing of roof inspection to every five (5) years. Leave all these items to the responsibility of the Board. Annual check of back flow valve not done in January. Dennis Suter: Tiles are supposed to last 100 years & the tar paper about 30 yrs - depending on what quality of tar paper was laid under the tiles. Thinks inspection by a professional is reasonable every five (5) years..

E. Prioritize Reserve Budget items

Zerk fittings (gates)	
Wrought iron fencing & gate repainting	\$2,500
Renovate landscaping	\$1,000
Pond & Sprinkler pumps replacement (3)	\$6,500
Water infrastructure repair	\$30,000
Clubhouse exterior paint & repair	\$6,000
Well	\$5,000

No action on this item.

F. CAI membership: benefits and costs. Should the Board subscribe to an individual or Board membership?

Benefits / Costs of Community Associations Institute (CAI) ([www.caionline.org](http://www.caionline.org))

Access to practical knowledge from leaders in the field. (on-line forums; Journal: *Common Ground* . six issues/year)

Access to best practices, research and various tools & education programs, latest news and laws and issues affecting HOAs

Membership in local chapter (Las Vegas) . networking

Political involvement related to HOAs in Nevada . there is a PAC (Political Action Committee) in Las Vegas chapter

The Exchange: members-only international community for networking

Costs:

Individual	\$125
Two (2) Board members	\$230
Three-fifteen (3-15) Board members	\$295

Michael M.: I move to appoint Linda Axford to be our member in CAI. Louie D. 2<sup>nd</sup> All in favor.

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.*)

Michael Caristo: Thank you to changing to a 10 a.m. meeting time. Roof inspection: Do any of these companies use drones for the roof inspection? Darren: Many of them do.

Card room update . waiting for their estimate. Should be in today. Want to make the entrance look similar to the billiards room entrance. Question about the painting . will it match the billiards room doors? Vendor will include painting both sets of doors in the bid so that they match.

Parking . 6% of guest parking spots were being used when checked. Recommend addressing residents using guest parking when it is a problem.

Water conservation: According to his figures, we have a lower per household cost/usage compared to Las Vegas.

David K.: Haven't heard anything back about lawn decorations. MJ: Decision is pending.

Deborah H.: Parking on empty lots . applaud the Board with being willing to deal with this.

MJ: Has a neighbor parking on empty lot because they are having work done. Somebody said there were some doors that matched the poolroom in storage. Buzz: Those doors were taken off the library and have been destroyed.

Ralph Roque: Would like to see the Maintenance Committee get multiple bids. Got some electrical work done - one quote (D&J) \$450; another company did it for \$170 (Hargis).

Darren P.: is there a desire to have a time for all homeowners to talk with the declarant? Suspects there are questions that people would like to ask. Michael M.: Suggests he schedule a community meeting in the clubhouse. Homeowners who are present indicated they would like that. Darren P. will work on this. At the quarterly meeting someone requested darts . two boards are going up now in the clubhouse (billiards room).

Michael M. made a motion to adjourn; Arlene C. 2<sup>nd</sup>; All in favor.

ADJOURNED: 3:22

SUBMITTED BY: Linda Axford, Secretary

