

\DESERT GREENS 2001 HOA BOARD MEETING

DATE: February 12, 2019
PRESENT: Directors: Buzz Heldt, President; Patty Maitland, Treasurer; Jerry Holmes, Vice President; Jerry Nation; Arlene Chandler
Officer: Linda Axford, Secretary
ABSENT: None
HOMEOWNERS: Jennifer Nation, Dennis Suter
CALLED TO ORDER: 9:03 a.m.
ADJOURNED: 10:30 a.m.

AGENDA ITEMS:

1. Buzz H.: Meeting called to order at 9:03 a.m.
2. Minutes to be approved:
January 8, 2019: Jerry N. made a motion to accept the minutes. Arlene C. 2nd. All in favor. Minutes accepted. Patty: should minutes be posted prior to approval . can post them as a ~~draft~~+version until approval at the next board meeting.
3. Financial Report: Patty Maitland . see attached.
We are almost \$20,000 ahead of our balances from last month. (some of this due to Kim's absences)
Aging summary: Did receive partial payment from the Pedley Family Trust, LLC. They are establishing a pattern of paying quarterly instead of monthly, and they never completely catch up.
Utility bills: big spike in electric usage. Could this have been due to a pump being left on? Jerry H.: Does not think the pump is responsible for the spike. (On maybe extra 5 hours) So it is unknown at this time what would have caused the spike in the electric bill. No shorts anywhere that we know of. We could ask for data from Valley Electric as to which meter was reading higher than normal to narrow down the search for the source.

Business credit card: Discussion about the pros and cons of various types of credit cards . costs vs. savings vs. value of rewards; expense & long term value of shopping locally vs. Las Vegas vs. online. A lot of our purchases are for the golf course maintenance. Jerry H.: Golf course supplies are obtained primarily from Star Nursery and Home Depot with some from online vendors. Discussion regarding the pros and cons of using a Visa for primary vendors vs. having an account with them and receiving a monthly invoice. Jerry H.: currently has a card in his name only that is used solely for golf course expenses . can add Buzz as a signer to this card. This is Jerry's card, but he only uses it for HOA purchases. Arlene C. made a motion to get a corporate Visa card with two signers. Patty will investigate best deal for the HOA. Jerry N 2nd. All in favor. Motion passed.

Patty M.: Question to Jerry N. regarding Darren Proulx speaking to him about putting two lots together and turning them into a dog park. Question regarding how amenities may be added to the HOA common property. D. Proulx apparently spoke something about the Pedley Family Trust, LLC donating the fencing, the grass, waste receptacles, and benches. His plan involves the HOA taking care of the area . including watering and cutting the grass. This would involve multiple problems for the HOA and is in violation of the CC&R's. (Sec 8.12 & 8.13; Article 12.1)*

Jerry N.: The walkway out by the patio becomes very slick when wet. Need to put a nonslip finish on it to prevent accidents. Buzz has talked with Shawn who has the equipment to clean and coat this area. No decision about this at this time.

Patty M.: Items from the list of projected Reserve expenses: pool and spa can be done at any time. We have not ordered the spare pump yet. (Jerry H. - he will do this) Buzz will get with Shawn on the pool and spa pumps and Jerry H. will order a spare for the ponds. (Need to have a spare on hand so greens do not go without water if a pump fails).

Maintenance carts: intermittent problem with one of the carts. Haven't been able to discover the problem. Jerry H. will start looking for a used cart with a reasonable cost.

Jerry H. made a motion to accept the Treasurer's report; Arlene C. 2nd. All in favor. Report accepted.

OLD BUSINESS

Notice from a loan company re. 371 Inverness. It will go up for sale at auction on March 5. (\$180,209 is owed on the house). Question on who is liable for past due assessments. Will contact the new company who is auctioning the home and notify them of past due assessments. Our first position for collection does not require a lien since it is going into foreclosure according to NV law.

330 Montecito is also empty and has a reverse mortgage. Is there a way we can require this information when they obtain a reverse mortgage? Patty M.: it is required per the Rules and Regulations, but we will encounter difficulty in enforcing this.

Discussion about the need for a Compliance Committee. No action at this time. Put on agenda for next month.

Neighborhood Watch: still have no volunteer to chair this. Only one member (Michael Caristo) who is not here full time. Will keep the notice / request in the Senior Moments. Also bring up at next quarterly homeowners meeting.

Tree trimming . almost complete. Old cottonwood tree on #4 is gone (root system was coming up into the greens). Will have to get a grinder to grind up the roots that are still left in the ground . giving the mower a problem. Couple trees not in good shape outside the wall . maintenance crew is working to figure out why these trees are having a problem.

Patty M.: computer replacement . need two computers (Kim's and desk top for security system) and two software licenses. This item is not in the budget. Don't have any prices yet. Patty is looking online for this. Kim and Patty doing much by hand that could be done more quickly via computer and that is costing us. Estimate less than \$2,000 for two systems, but the licenses will be more. We will also have the expense of leasing a copier. Want to bundle all this to reduce the total cost. Patty M.: Will research this and get multiple bids. Will be able to do the senior moments ourselves. Hopefully can find a discounted vendor for ink. Suggests we install Adobe as well as Microsoft Office.

Senior Moments oversight: Buzz: suggests that all articles submitted by residents who are not chair of a committee must be approved by the board prior to inclusion in the Senior Moments. Logistics? Ask Dee if she is willing to send all such articles to the board prior to printing. Automatic approval for the usual submissions (pinochle results, Bob Jacobs articles about Nevada, etc.). Timing is a problem. -trying to get feedback from the entire Board in a timely fashion for publication. Jerry N. made a motion that Patty will get Senior Moments from Dee and will send to entire Board with her opinion. Board is responsible to respond ASAP. Patty M. 2nd. All in favor. Motion accepted.

NEW BUSINESS

Possible assessment payment options: Is there a different payment system that would be more efficient? Currently homeowners can do bill pay through a bank or mail / bring in checks. Jerry N.: Meadows Bank offers electronic transfer to our account. There are some fees associated with the electronic transfer at Meadows Bank (about \$20/month). Both Wells Fargo and US Bank have evidently had some problems with accurate bill causing some assessments to be late. Also, some concerns about the impact on Kim's workload with electronic transfer. No changes to be made at this time.

Buzz H.: Window coverings for higher windows. Nobody wants to come out from Vegas to install coverings for these windows. Someone from Home Depot came and gave an estimate on roll down shades -about \$1620 to purchase and install. Another option would be using the curtains already in the poolroom - could be removed and put on the high windows and then make new curtains for the poolroom (so curtains all match). Cost about \$150. Discussion about having a member do work vs. an outside vendor. Table for later.

Wall repair: Buzz needs a timeline for when we want the wall done. Estimates are only good for about 30 days. Mid April recommended but want to avoid conflicts with the community yard sale. 1st week of May? Jerry H.: made a motion to get bids for wall painted & repaired the first week of May. One wall at a time. Need to determine if splitting the job into segments will cost more? Buzz will do.

For unknown reason, Octavio resigned on Feb. 2. Need another grounds keeper. We already have an applicant that looks good.

Dennis S.: Wall bordering Lola . as long as Nye County has not put in culverts to divert water into the field, repairing this wall will continue to be a problem. Perhaps we should look into a block wall for this one wall. We may be surprised that the estimate will not be as high as we think. Buzz H.: Who should we contact with the county? Dennis S.: County Road Commissioner.

Jennifer N.: Can we require residents to not submit directly to Senior Moments, but to submit on a form? Discussion about not wanting to restrict or make it more difficult for homeowners to be involved with the Senior Moments.

Linda A.: Roof inspection due this month. Has it been done? Buzz H.: I will call them. Has American Family been give a list of the current members of the Executive Board? Buzz H. No. This still needs to be done.

15 Next Meeting: March 12 @ 9:00 a.m.

16. Jerry H. made a motion to adjourn. Arlene 2nd. All in favor. Meeting adjourned.

ADJOURNED: 10:30 a.m.
SUBMITTED BY: Linda Axford, Secretary

*CC&R:

Article 8 General Restrictions.

Section 8.12. Residential Uses; Leases. *All Lots shall be improved and used solely for residential use;....*

Section 8.13. Improvements. (a) *No Lot shall be improved except with one (1) Residence....*

Article 13.2. Amendments. Notwithstanding anything to the contrary contained herein, except to the extent expressly permitted or required by UCIOA or by 13.2 (a), no amendment to this Declaration may (i) change the boundaries of any Lot, (ii) change the Allocated Interests of a Lot or (iii) change the uses to which any Lot is restricted, in the absence of unanimous consent of the Lots Owners affected and the consent of a majority of the Owners of the remaining Lots.

13.2. (c) Approval of First Mortgagees. Notwithstanding the foregoing, any of the following amendments, to be effective, must be approved by the record holders of sixty-seven percent (67%) of the First Mortgagees ...etc.

Note: Executive Session held January 8, 2018; Purpose: Discuss pending litigation.

DRAFT