

DESERT GREENS 2001 HOA EXECUTIVE MEETING

DATE: February 27, 2020
PRESENT: Buzz Heldt, President; Arlene Chandler, Vice President; Michael Mouer, Treasurer; Louis Decanio; Darren Proulx
Linda Axford, Secretary (appointed)
ABSENT: None
HOMEOWNERS: MJ Hendrie; Michael Caristo; Joan Fullmer; Bradlyn Kelley; Dennis Suter; Jerry Holmes; Ralph Roque
CALLED TO ORDER: 10:07 a.m.
ADJOURNED: 11:49
AGENDA ITEMS:
1. 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.*)
No comments.

2. OLD BUSINESS:

A. Pool cleaning/repair in process

Buzz H.: Pool has been drained & is being acid washed. Shawn has been here almost every day working on it. Purchased \$500 worth of parts - drain covers, inlets and outlets.

B. Roof inspection should be done this week (A1 Roofing). There is a leak in the roof over the patio. Have had leaks previously in this roof - will ask inspector what we might do to prevent this from happening again. Leaks are occurring where the solar panels for the spa are located.

C. Maintenance Committee report & review of procedures

Darren P.: What procedures do the Board think need adjusting?

Michael M.: Rumors going around - #1. Each member has \$250 /month to spend however they want to. This is not true. The whole committee has a \$250 dollar limit per month; #2. Committee has \$10,000 to spend out of the Reserve money.

Darren P.: The motion was made that the Maintenance Committee can spend up to \$250 without approval. No mention of %a month+. Committee policy has decided that at least two (2) people must be involved in any decision to spend money. Is there any disagreement now about the motion without a time limit? (Michael read the motion from January 10 . no time frame for spending the \$250).

Darren P.: If a member of the committee sees an item needing repair ((\$80 as an example), he/she can go to another committee member and discuss it. If that person agrees, the repair will be done. The next day another item is noted for a cost of \$200 and will be done if another committee member agrees. I understand that there is a concern that too much money will be spent before the Board becomes aware of it. Only thing that has been done . housekeeping changed scope of work with an increase in cost (Board approved). Thinks the Board needs to allow the Maintenance Committee do their job until there is a problem with spending too much money. Many repairs are needed . one example is cracked tiles in the clubhouse. Discussion about concerns with no time limit . spending too much money before the Board becomes aware.

Buzz H.: concerned about each person having ability to spend \$250, wants whole committee to make that decision.

Darren P.: Are you trying to minimize the # of checks written each month?

Michael M.: Intent is to minimize the accounting procedure so that we have an accurate and timely account of money being spent by the committee.

Disagreement of fiscal wisdom of not having a limit on the # of times \$250 can be spent without Board approval. Theoretically, it could amount to a large sum of money.

Darren P.: There are many repairs that have not been done. It may take a few months of spending a significant amount of money in order to catch up.

Michael M.: Agrees, but wants to see a list of prioritized repair/replacement items prior to this committee spending more than \$250. Come to the Board for approval of further spending.

Discussion about use of Operational vs. Reserve funds and what qualifies for each.

Michael M.: Major repairs are capital expenses. Normal wear and tear is operational. It is strictly an accounting principle.

Darren P.: Lets fund the Maintenance Committee and let them complete the work that needs to be done. Repairs have not and are not getting done.

Buzz H.: Suggests only one person on the Maintenance Committee be designated to be the one actually spending money.

Arlene C.: I move Maintenance Committee have \$250/month to spend. They bring back to the Board the list of all the items they think needs to be done. The Board will prioritize work to be done. No 2nd. Motion failed.

Buzz H.: I move that we disband the Maintenance Committee. Arlene: 2nd.

Buzz: Yeah; Arlene C.: Yeah; Michael M.: Nay; Darren P.: Nay; Louie: Nay. Motion failed.

MJ Hendrie: Creating reporting form for the Board for reimbursement and will have all receipts attached. It takes two of us to agree before any money can be spent. Has also heard a similar rumor(s) . corrected them at the time. Has also received calls at home about spending concerns.

Darren P.: Suggest the Board decide on an overall sum of money for the Maintenance Committee and allow them to spend it on repairs/replacement as needed.

Darren P.: Discussion about closing in the card room; have a bid . build a wall enclosure, frame a door, dry wall, texture paint, French doors, estimated cost \$2,000. Will try to match the paint. %move Wife and Hammer be engaged to build the wall enclosure that will match the enclosure of the billiard room with a project cost of \$2,200.+Michael M. 2nd.

Discussion: Sliding glass doors vs. the French doors that open same as with the billiards room. Will have French doors installed. All in favor. Motion passed.

Jerry H.: Need a time factor for completion of this project with this vendor.

Michael M.: Recommend Maintenance Committee draw up a contract including a time frame and when payment is due.

Darren P.: Maintenance Committee received bids on replacement of signage throughout the community. (See attached) It may cost \$650-\$700 to replace deteriorating signs.

Michael M.: Request for larger lettering on the %No Soliciting+sign.

Darren P.: I move that up to \$1000 be spent on signs that need repair and replacement. Buzz 2nd. All in favor. Motion passed.

Darren P.: The spa is dirty and appears to be unmaintained. What is the procedure for cleaning it or covering it during the winter months? Can the grounds crew scoop the leaves out?

Buzz H.: Grounds crew does not have time to do this - leaves come back too quickly.

Dennis S.: The weight bearing strength of a cover is regulated by safety regulations . must support up to 250 lbs.

Buzz H.: Cost in 2016 was over \$1200 for a custom-made spa cover.

Maintenance Committee will get an estimate / bid for a cover.

Darren P.: Is donating the stickers to be put on cars that violate parking regulations.

There are a # of broken tiles in clubhouse. If no extra tiles available, this becomes a more expensive job. Is concerned that the new reservist will increase his/her estimates if they see a lot in disrepair & that will increase money needed in the reserve fund that could lead to an increase in assessments.

Concerned that will not be able to match tiles that are 20 years old. Will look into options for restoring. Louie recommends first checking will local vendors for matching tiles and or other options . i.e. cost of replacing whole floor.

Louie D.: May replace damaged tiles with different tiles that create a design.

D. Water leaks detection: Update from Michael M. - American Leakage Detection only company that can do it on the scale we need. Cost \$2,000 per visit & they only check for one leak at a time. Recommend we continue as we have . fixing leaks as they occur. Too expensive to use American Leakage Detection.

Buzz H.: Will check with Floyd's if they are aware of any other vendor.

Darren P.: There are some soft spots on the golf course. Do these indicate a leakage between well and ponds? Instruct maintenance crew to keep tract of soft spots.

Louie D.: Had an employee from one of the well drilling companies out. Trying to determine if there is a leak in the system or if at times the well is pumping air. No answers at this time.

Buzz H.: Will get information to Jeff with the well service regarding the work that has been done with our well over the years.

Louie D.: Maybe shut the pump down for a period of time and then restart it to see if that improves the amount of water filling the ponds. (i.e. allowing the well to %refill+and not pump air)

Jerry H.: Concerned that the pump is over pumping the well. Draw out slower to allow replenishing of the well. (Well now at 400 ft.; previous pump pumped at 150 gals/min, new pump pumps at 250 gals/min. Motor of pump may be too big for our supply of water; i.e. Pump is overdriving the well. Capacity is less also . went to an 11 inch liner on a 12 inch original pipe. Great Basin wanted to switch to a larger pump thinking we had an issue because the pump was too small.

Darren P.: Is it a ground water issue? A pump issue? Delivery to the pond issue?

Buzz H.: Regarding some of the soft spots - All of the greens and tee boxes are elevated causing water runoff. Think the soft spots may be from this. %Leff+from the well service did not think the acid treatment would help the situation. He has more experience with

residential wells . will get back to us next week after talking with his partner who has more experience with larger commercial well systems

Ralph R.: If no surging in the a.m. when turn on the pump, it is likely the pump is over pumping. Have we checked for this yet?

Buzz H.: No. Will talk with Manny to watch for this.

Michael C: Had a well with a sensor that would shut off the pump if there were no water to draw.

Louie D.: Pumps should have a safety mechanism to shut off the pump when no water to pump. Ask the well guy if there is such an option.

E. Another vendor option for underground work associated with water repair:

Darren P.: Spoke to Morales Construction - he is interested in the work. Call him with the next leak or get him information that describes the work that is being done to repair a leak. He stated he could be here quickly when needed to stop a leak.

Dennis S.: Concerned that working with a 2nd vendor may cause Floyd's Construction to drop us. They have been doing the work on water lines here since the inception of the community.

Discussion about importance of a vendor having / not having a vacuum truck.

F. Buzz: Received a letter from the State that our reserve study due by October.

3. NEW BUSINESS

A. Need new Hunter Timer module for watering #8 & #9 holes. Sergio from Ewing: Estimate \$1222. Whole controller for both holes. Michael M.: I move we approve the expenditure. Arlene 2nd ; All in favor.

Louie D.: Trees that shed leaves . any way to reduce the leaves? More evergreens? Trim trees more? Brief discussion. No action.

4. 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.*)

MJ Hendrie: Getting railings tightened in pool? Buzz: yes

Michael C: Clarify for the record - I appreciate all the hard work. Was asked to be on the Maintenance Committee. If at any point the Board does not like what I am doing, fire me. My goal is to make this place as nice as possible without raising our assessments.

Buzz H.: Maintenance Committee is doing a good job.

Ralph Roque: Still have concerns regarding the motion to keep a \$250/month spending limit on the Maintenance Committee and the motion not going anywhere. Feel the Committee needs more oversight with spending and would like the Board to establish more controls. I urge the Board to come up with some measure of control.

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

5. ADJOURNED: 11:49

SUBMITTED BY: Linda Axford, Secretary
2/27/2020