

**Desert Greens 2001 HOA**  
Executive Board Meeting

**Date:** January 20, 2021  
**Time:** 10:00 am  
**Location:** Clubhouse

**Present:** Michael (Buzz) Hedt-President, Arlene Chandler-Vice President, Michael Mouer-Treasurer, Louis DeCanio-Director, Darren Proulx-Director, Raynette Lopez-Board Appointed Secretary.

**Homeowners:** Ken Booth, Nancy and Dennis Suter, Stan Beal and Jerry Holmes. Additional homeowners attending via ZOOM.

**Call to order and establishment of Quorum**

**Homeowners Forum** Homeowners may address the Board of Directors only on items listed on this agenda. See NRS 116.31083(6). No comments.

**Approval of Pervious Meeting Minutes** November 12, 2020. Motion to approve-Arlene Chandler, seconded by Louis DeCanio. Approved.

**Treasurers Report** The treasurers report is being revised as the end of year accounting has just been completed. Michael with complete a revision to include the end of year totals and get copies to the Board.

**Election of 2021 Officers** President- Michael Mouer nominated Michael Heldt, Arlene Chandler seconds-all in favor, none opposed. Vice President-Michael Mouer nominated Arlene Chandler, Louis DeCanio seconds-all in favor, none opposed. Treasurer-Arlene Chandler nominated Michael Mouer, Michael Heldt seconds-all in favor, none opposed. Louis DeCanio and Darren Proulx will remain Directors. Motion to approve Raynette Lopez as Board appointed secretary. Michael Mouer made a motion to appoint Raynette Lopez as Board secretary, Arlene Chandler seconded, all in favor, none opposed.

**Old Business**

Pool re-plastering-we received one bid from Adams Pool Solutions. (Most pool repair companies in Las Vegas do not work on HOA pools). Please see copy of the bid attached. What type of guaranty or warranty is there on this work? Michael Heldt (Buzz) will check on guaranty. Motion made to engage Adams Pool Solutions for option #2 with a warranty included and start and end date are agreed upon, by Darren Proulx. Motion seconded by Arlene Chandler. All in favor, no one opposed. Money to pay for this will come from the reserve fund.

Still working on rewording the rules on antennas. There has been a complaint on one antenna in the community being unsightly.

We need volunteers to assist in putting new/replacement signs up around the community.

We received a bid from Wireman to change the street light bulbs to a brighter bulb. There has been concerns that the current lights are too dim and could be a safety concern. Arlene brought up that the current light bulbs are relatively new and will we get some credit for those light bulbs. Michael Mouer made a motion to accept the Wireman bid adding a caveat that the old light bulbs will be returned to us, unless there is some credit for those bulbs. Motion seconded by Arlene Chandler. Darren Proulx asked if one of the proposed replacement light bulbs have been used to ensure the brightness is acceptable. There is one light bulb in use in a light fixture in the light fixture by 781 Montecito Dr. Michael Heldt checked it with a light meter and the light bulb was 10 to 15 times brighter. The light does not reflect down to the street as the color on the light fixture is a dark color. All were in favor. No opposed.

## **New Business**

### **Budget**

Review of the 2021 operating budget with Michael Mouer. All board members have a copy of the budget. Discussion regarding projected income for this year. What was that figure based on? Michael M. indicated he used the general ledger totals of actual vs budget numbers in calculating the budget. He was not aware that the end of year accounting had not been completed. Michael M. will review and rework the budget if necessary. Michael M. made a motion of table the budget review until next month. Arlene C. seconded the motion. The budget review will be tabled until the next board meeting.

### **Reserve Study**

We are awaiting word from Complex Solutions on when the Reserve Study will be started. Darren P asked if anyone from Complex Solutions has walked the community. Michael M. indicated this has been done by Charmaine, the inspector.

### **Self-Nominations**

A community member has asked via email, if there is a plan in place should there be a lack of self-nominations for board openings. So far, we have been fortunate to not having that problem. Could the lack of self-nominations lead to the need to hire a management company? Michael H. noted that even with a management company there would still have to be a board. Darren P. added the management company reports to the board. Desert Greens board members currently act as the manager of the community. This may increase the burden on the board members that are acting in a job capacity. Should there be a scope of work being

handled by the board members in writing so any new board members would know what may be expected of them when they take a board position?

Michael M. Kudos to Michael Heldt (Buzz) for all he has done and continues to do during Covid. He is in the office most days checking on the mail, helping residents with problems or questions... and the list goes on. Thank you, we appreciate you and all you do.

### **#3 Fairway Patch**

At the last community meeting a resident brought up their concern about a dark patch on the #3 fairway. Michael H.-That dark patch is a weed patch. In the winter when the grass goes dormant, the weed patch is more noticeable as it stays green. During the spring and summer when the grass becomes green, the weed patch blends in with the grass. Darren P.-clarified the resident's concern. The weed patch is unsightly during the winter and it appears to be growing larger. Michael H. has spoken to Manny regarding this problem. Manny will oversee that area in the spring. Michael H. will recheck the area once the seeding has grown.

### **Maintenance Community**

**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)  
Jerry Holmes-I have noticed with the increase of homeowners there is a decrease in the volume of water, not pressure. There is a 2" line that could be opened up and that may help with this problem. Michael H. If we open another water line cause more water leaks? Each leak costs between \$2,500.00 and \$3,000 to repair.

Ken Booth signed up and received the Covid-19 shot. You can get the information from the Nye County web site.

Dennis Suter inquired if there should be someone on site in the office for the day-to-day business.

Meeting adjourned at 10:57 am