

DESERT GREENS 2001 HOA BOARD MEETING

DATE: January 8, 2019
PRESENT: Directors: Buzz Heldt, President; Patty Maitland, Treasurer; Jerry Holmes, Vice President; Jerry Nation; Arlene Chandler
Officer: Linda Axford, Secretary
ABSENT: NA
HOMEOWNERS: Jennifer Nation, Dennis Suter, Michael Caristo, Mary Jeffers, Ken Booth
CALLED TO ORDER: 9:03 a.m.
ADJOURNED: 10:43 a.m.

AGENDA ITEMS:

1. Buzz H.: Meeting called to order at 9:03 a.m.

2. Minutes to be approved:
November 13, 2018 . Patty M. made a motion to accept the minutes; Jerry H. 2nd. All in favor.
December 11, 2018 . Jerry H. made a motion to accept the minutes; Patty M. 2nd. All in favor.

3. Welcome to new Board members: Jerry Nation and Arlene Chandler. New Officers for 2019:
President: Buzz Heldt
Jerry H. made a motion to elect Buzz Heldt as President; Jerry N. 2nd. All in favor.

Vice President: Jerry Holmes
Patty M. made a motion to elect Jerry Holmes as Vice President; Jerry N. 2nd. All in favor.

Treasurer: Patty Maitland
Jerry H. made a motion to elect Patty Maitland Treasurer; Buzz H. 2nd. All in favor.

Secretary: Linda Axford
Patty M. made a motion to designate Linda Axford as Secretary; Jerry 2nd. All in favor.

3. Financial Report: Patty Maitland . see attached.
The HOA did exceed the annual budget by 16.3 %, but still has a positive cash flow due to increased income.
Delinquent assessments:
Pedley Family is significantly delinquent as noted.
371 Inverness: Reverse Mortgage Funding LLC owns this house and is not responding to letters.
Utility trends . there was a spike in December's water bill & assume it was due to the last leak.
Reserve Budget Projects:
Included the stucco wall and the sewer & utility systems even though they were not funded in any of the reserve studies. How do we want to prioritize?
Buzz: Is concerned about the condition of the walls. Cheap way . repaint just as a stopgap measure. But we will have the same problem within the following five years. Patty M.: the expensive quote we received was for a special type of paint coating. It is a paint that deals with dampness rising up from the ground. We did talk about doing it in two stages. The bid was \$30,000 for all four walls and was from a local company. We would have to get an updated bid.
Buzz H.: Need to know what our budget is per wall so can proceed with getting bids.

Pool & spa filters still need replacing.

Golf course equipment: Jerry H.: We still need a mower for the skirts. The Tri-King is too heavy and the Zero-Turn scalps it. There is the possibility of selling the Tri King and buying a mower that would not damage the skirts.

Golf cart partial replacement: Jerry H. - So far the carts are all OK. His opinion is that we need to investigate a new mower and then sell the Tri King.

Patty M.: The Board has talked about having business credit cards for the HOA. Arlene C.: The HOA has had a previous experience with a credit card being misused and it was therefore discontinued. Patty M.: Treasurer overseas expenses every month and is not too concerned about a situation like that since everyone has to formally legitimize their use of the card (detailed written report form).

CDs at Meadows Bank mature April and August 2019. Need to move some of that money to a different institution (have exceeded the \$250,000 at one institution for FDIC coverage). Concerned that we will not be able to get an equivalent interest rate. Do we want to take our chances and leave the money in both these CDs until they mature, or cash in one now, pay the penalty, and reinvest in another institution? This issue to be decided at another meeting after researching available interest rates at various institutions.

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

OLD BUSINESS

891 Candlestick: That is about the only size home that will fit on that lot. Unbeknownst to everyone, including Darren Proulx, it came in set up for propane. Propane company came in, measured the lot, and stated they could not put a tank on the property. The home is being converted to electric. One home in the community does have propane (grandfathered in). The tank is against the wall and is far enough away from any structures so meets safety requirements.

Dumpster was rented for tree trimmings. Someone put furniture in it even though there was a sign on it limiting use to tree trimmings only.

Upgrading office equipment: computers and copiers/printers. Once we have upgraded the computer system, we can then choose the appropriate copier to rent that interfaces with it. Patty will take that on as a project. Arlene C.: Make sure we have a maintenance contract also.

Buzz H.: Egg cartons on clubhouse walls for acoustics. Jerry's son-in-law works for Nye County school system and they are using foam that is less expensive and the company that provides it also installs it. The quote we received from a company in California was over \$10,000 for acoustic paneling. This is too expensive. Jerry N: Do we need a separate capital improvement fund for new items? Patty: No, we don't have plans for any new common elements.

Discussion about increasing the size of the clubhouse and where the expense would get allocated. No conclusion . need to research this.

Reserve study due in 2020.

NEW BUSINESS

Review of committees requested:

ACC: Their function is to approve any changes to the outside of homes and to monitor the maintenance of the lot & exterior of the home (e.g. painting, landscaping, storage, weeds) Buzz: believes we need to talk with the ACC because maintenance of some homes is slipping. (e.g. golf side of homes not always checked, houses that are overdue for painting, items stored outside that are inappropriate) Every committee has a Board member present . Jerry Holmes meets with ACC at their meetings. Reviewed members of the ACC: Bill Swab, Judy Hass, Marlene Hargis, Joan Fulmer, Vicki Texteira, Floyd Thornton. The committee meets twice a month. Jerry Nation volunteered to be the new liaison.

Activities: Stuart Egerton & Buzz H. co-chair. Treasurer is Arlene Chandler. Membership is open to the whole community.

Golf committee: Ralph Roque is chairman; Jerry Holmes is the Board liaison. They organize the tournaments, set the handicaps & set the rules. Ralph is also the treasurer. Still need starters.

Neighborhood Watch: Tim Thornton is gone so there is no chairman. Need more volunteers. Buzz can get Ed Underhill, liaison with Nye County Sheriff's Dept. here to talk with potential volunteers. There is a site on Facebook for Pahrump Neighborhood Watch.

Jerry Nation: Request Board to consider joining CAI (Community Associations Institute) that provides training for Boards. Cost is \$250 for up to 15 people. Will think about this - no decision at this time. Buzz H.: Classes can also be found with 1st Service, Sara Barry, and the Ombudsman's office.

Buzz: Consider amending CC&R's to allow lessees to run for membership on the Board and to vote. Open for discussion. Patty: There will be costs involved because we would have to have our attorney draft it. We have a new development in the issues with the Pedley Family LLC and this could be included in our discussion with our attorney. Wait on this for now.

Talked with John Wood . We have a cottonwood tree whose roots are coming up and will start infringing on a green. If we cut the roots out, the tree will most likely die. Also, cottonwoods suck up more water than any tree we have here. Would like to remove that tree. Does it give shade to anyone? No. Would it be replaced? Buzz H. . Don't see a need to replace it. Patty M: Tree on 7th pond looks unstable. It is on the edge of pond. Buzz H. . Will have John Wood look at it. Buzz H.: Made a motion to have our crew remove the cottonwood at the end of #4 green. Jerry H. 2nd. All in favor. Buzz H.: May not happen right away due to the work they are doing now on trimming all the trees.

Octavio Lopez, the other new hire, is a master gardener. The policy has been no uniforms for 90 days. Both Jerry H. and Buzz H. would like to change that and provide the uniforms for both new employees on Feb 1. This includes six shirts & pants and one jacket. Employees do their own laundry. Company will replace damaged items. Arlene C.: What is the cost? Patty M.: Monthly cost is under \$300 and this includes the company also doing our mats. Patty M. made a motion to supply uniforms for the two new employees starting on February 1. Buzz H. 2nd. All in favor. Motion passed.

Buzz H.: Suggest making changes in the vacation policy: change eligibility for vacation time starting from a new year to the employee's anniversary date (date of hire). Arlene C. made a motion to change the eligibility for vacation to begin with the date of hire. Patty M. 2nd. All in favor. Motion passed.

Patty M.: Please look at the new website (desertgreenscommunity.org). Any comments on content? There is a lot of HOA information and documentation on it. Brief discussion about the photo gallery. Dennis Suter gives permission to use any of his photos, that were on the previous website, on the current website.

Homeowners:

Jennifer Nation: Will the \$600+ profit be moved to the reserve account? What are the State requirements?

Patty: Board votes to move residual funds to the Reserve Accounts mid year.

If people do not have sufficient funds to take care of home repairs that fall under venue of ACC, can we hold an event as a fundraiser to assist them? Arlene C.: Address this with the Activities Committee. Buzz H.: We would need some criteria before doing something like this.

Who is Board liaison with Neighborhood Watch? Buzz H.: Don't have one since we don't have an active committee at this time. Ken Booth: Need a definition of the responsibilities involved in Neighborhood

Watch be put in the newsletter. People may not want to volunteer if they think they are responsible for more than they actually are.

Ken Booth: Are there new CC&R's? Patty: No. There are new Rules and Regulations and they are posted on the website.

Michael Caristo: Should we be limiting the number of people attending functions? What is the occupancy limit set by the Fire Marshal? Arlene C.: 125 people is the limit. Committee meetings: Can everyone attend? If so, can they comment and what is the procedure? If we schedule an educational program with Ed Underhill, this might answer questions and stimulate more interest in joining Neighborhood Watch.

Jerry Nation: Do we have a camera system that takes pictures? Patty: Our system is not currently recording. Updating our system will be linked with the new office equipment. Michael Caristo: Did research on video equipment. Systems from Las Vegas are cost prohibitive for us. All Tech is local and did respond to my request for information. The systems needs updating but should not be done until the computer system is first updated.

Dennis Suter: When does the board anticipate giving homeowners information on negotiations with the developer? Buzz H.: No lawsuit has been filed. We are still dealing with negotiations. Senior Moments can have a statement from the Board addressing this issue. Arlene C.: Lots of rumors going around. The Board needs to say something. Buzz H.: Board will work on a statement for the Feb Senior Moments.

Patty: Has the Board decided it has no editorial oversight of the Senior Moments except for the rule of no selling anything? Dennis Suter: At one time ads were used to obtain funding for publishing of the Senior Moments. Michael Caristo: The Board might want to consider having more oversight with entries to prevent erroneous information being disseminated. Currently there is nothing in writing about the purpose of Senior Moments or any limitations to what is entered. Board needs to consider doing this. Dennis Suter: Believes the Board needs to take oversight and not allow it to be a totally open publication. Patty M.: Please bring ideas for protocols for the Senior Moments to the February meeting. Buzz H. will make it an agenda item.

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

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

ADJOURNED: 10:48 a.m.
SUBMITTED BY: Linda Axford, Secretary

**Note: Executive Session held December 11 and December 26, 2018