

## DESERT GREENS 2001 HOA EXECUTIVE BOARD MEETING

DATE: January 9, 2020  
PRESENT: Buzz Heldt, President; Arlene Chandler, Michael Mouer, Darren Proulx, Louis Decanio  
Linda Axford: Secretary for the Board  
ABSENT: None  
HOMEOWNERS: Jerry Holmes, Nancy Suter, Dennis Suter, Ralph Roque, David Florio, Sheri Florio, Herman Kunold, Deoborah Hollembaek, Michael Caristo, MJ Hendrie, Joan Fulmer, Bradlyn Kelley  
CALLED TO ORDER: 10:00  
ADJOURNED: 11:22

### AGENDA ITEMS:

1. Minutes Dec 10, 2019: Arlene C. made a motion to approve the minutes; Louis D. 2<sup>nd</sup>; All in favor. Minutes accepted.
2. Financial report: Dennis Suter (outgoing Treasurer) . Unable to print out year-end against budget. Suggest Michael (who has knowledge of QuickBooks) and Kim sit down and work on reporting forms. We look to be in good financial standing. Michael M. made a motion to accept the Treasurer's report. Louis D. 2<sup>nd</sup>; all in favor.

### OLD BUSINESS

3. Pool tables: Buzz H. . have been re-covered; cost \$790 as approved by Board in December 2019. Pool balls cleaned and polished. Players will need to get used to the difference - tables are faster than they used to be.
4. Letter sent to resident concerning service dog certification. Received another complaint of same service dog being loose and jumping on someone. No response from owner. Buzz: will be contacting him again. Has talked to VA and was told when they donate dogs, the dogs have been trained. Darren P.: has been told the man and dog are currently in training - training has not been completed. Dog just turned 1 yr. old. Dog has jumped on more than one person and did break the skin (did not create a puncture wound). Animal control was notified at that time and responded . talked with dog owner and resident that was injured. Report was filed.

### NEW BUSINESS

5. Election of 2020 Board Officers  
Buzz H. is willing to continue to serve as president. Louis D. nominates Buzz Heldt as President; Darren P. 2<sup>nd</sup>. All in favor.  
**President: Michael (Buzz) Heldt**  
Michael M. nominates Arlene C. for Vice President; Buzz H. 2<sup>nd</sup>. All in favor.  
**Vice President: Arlene Chandler**  
Darren P. makes a motion to appoint Linda Axford as Secretary to the Board; Buzz 2<sup>nd</sup>; All in favor.  
**Secretary: Linda Axford**  
Arlene C. nominates Michael Mouer as Treasurer; Buzz H. 2<sup>nd</sup>. All in favor.  
**Treasurer: Michael Mouer**
6. Buzz H. requests input from all Board members on projects they would like to see completed in 2020.  
Buzz H: (see attached list)  
Clean and paint outside of clubhouse  
Wrought iron gates looking shabby . need repainting  
Fence around spa needs cleaning and painting  
Solar lighting by #9 hole . need replacing.  
Corner of Big Five and Wilson (SE corner of HOA) - would like some type of lighting installed.

Pool will be drained and acid washed before opening this year.  
Pump house needs to be revamped.  
Bars by the pool steps need repairing  
Golf course: divot hold bottles, trash cans - all need replacing

Darren Proulx submitted list of recommendations (see attached):

Cost of water is our largest, single budget item. We have two sources of water: our own well and Great Basin Water Company. There is one meter that measures all the water from GBWC coming into the community and we are charged retail rates. Their website mentions conservation kits that are available to assist people in reducing water usage. Would like the Board to allocate time for brainstorming multiple ways the HOA might reduce water usage and charges. (e.g. talk with GBWC about wholesale vs. retail rates . some negotiation could take place; possibility of sharing expense in maintaining the infrastructure) For homes there are low flow showerheads and toilets that use less water. There are also ways to determine if a toilet is leaking water and the tank refilling excessively (a tablet put in back of toilet that turns tank blue and if it bowl turns blue, you have a leak); aerators that restrict flow for faucets. Would like to investigate services of a leak detection company also . to find leaks prior to the appearance of water on the surface.

Louis D.: If a toilet leaks, you hear the toilet fill when it is not in use. That is an alert.

Darren P.: Would like to set a date for a meeting just on this topic. Board decided to meet tomorrow, Friday January 10, 2 p.m. to work more on this. This meeting is open to all residents.

Many items throughout the community need attention and since we do not have a community manager, this is all left up to the board. Meeting once a month is insufficient to deal with all the issues that a manager would typically handle. Suggests the Board create a list of maintenance items that are automatically (daily/weekly/monthly) done and decide who is going to be responsible for doing them. (e.g. clubhouse - especially bathrooms - cleaning; repainting of signage).

Buzz H.; have a person who cleans once a week for two hours (cost is \$25/hr). Cleans restrooms, dusts, and vacuums. Other than her, cleaning is up to volunteers. Have not been entirely satisfied with the work being done and think s/he needs to be here more than once/wk.

Darren P. made a motion that the Board meets once per month just to discuss general maintenance items - adding to the list as needed and removing completed ones and a second time to deal with other issues. Michael M. 2<sup>nd</sup>.

Michael M. amends the above motion to meeting regularly on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month; one meeting being for maintenance issues and one for all other issues. Discussion: No further discussion. Arlene 2<sup>nd</sup> the amendment. All in favor. The Board will meet at 2 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of every month.

Vote on Darren P.'s original motion: All in favor. Motion passed . Board will meet once a month to deal with general maintenance issues and a second meeting in the month to deal with all other issues.

7. Set time to update signatures of Board with Meadows Bank

Signers will need to go to Meadows Bank and supply two forms of ID. If don't want to be a signer on checks, do not have to do this. All our checks are two-signer checks. The Bank will have to have a copy of these minutes, confirming the new Board members, prior to accepting new signers. Linda will have the minutes available by tomorrow, January 10.

8. Declaration of Certification Common-Interest Community Executive Board Member (Form 602)

handed out to new Board Directors. Form to be completed within 90 days and submitted to office to be kept on file.

## HOMEOWNERS

Jerry Holmes: Wants to see the Board members committing themselves to working for the welfare of the community and leaving their personal agendas at home. Buzz needs help covering all the committee meetings and other issues that arise when he is in the office. Is asking each Board member to spend some time in the office and help Buzz.

Michael Caristo: Could the Board create a position that oversees these maintenance issues or maybe form a new committee for this work? Board needs more help getting work done. Darren P: A maintenance committee may be a very good idea.

MJ Hendrie: Need to have people on such a committee who actually know what they are doing. Water conservation . agree we need to conserve. But I waste water trying to get hot water to the shower. Arlene C.: There is a pump that can be installed that will give you instant hot water in the kitchen and bathroom. Will add this issue to tomorrow's agenda.

Dennis S.: Board voted on the reserve study due this year. Submitted two documents to Board he received from reservist. Has looked into our water usage . it is comparable to individual homeowners outside the HOA. Some of our landscaping is on municipal water, not our well. That is costing.

Buzz: Great Basin well company not returning our calls.

Ralph Roque: Encourages the Board to be cautious with balancing our budget against work being done.

Nancy Suter: The HOA has had a part time maintenance man on staff in the past. One Board felt such a person needed to be licensed in order to do the work. Think that's when the position was dropped. Buzz H.: licensed and bonded contractors help provide legal coverage for the HOA.

Deborah Hollembaek: What are the current terms of each Board Director? Response: Arlene and Buzz one year; Michael, Loui, and Darren all two years.

MJ Hendrie: Having to wait a long time for checks to clear. Buzz: there have been delays in getting checks to the bank. Michael M: As Treasurer I will be able to do it more frequently.

David Florio: The fitness room is a joke. Mostly donated equipment in there. Darren P.: has researched this issue. There is a local RV resort and a hotel that contracts with a company out of Las Vegas. The company provides the equipment (will choose equipment specifically for this demographic) and its maintenance for a monthly fee. Will put this on next month's Board agenda.

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

ADJOURNED: 11:22

SUBMITTED BY: Linda Axford, Secretary

