

DESERT GREENS 2001 HOA BOARD MEETING

DATE: July 9, 2019
PRESENT: Directors: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Arlene Chandler, Director
ABSENT: Linda Axford, Secretary [Minutes taken by Patty Maitland, Treasurer]
HOMEOWNERS: Louie DeCanio, BradlinnKelly, Michael Caristo, Dennis Suter, Kay Estrada, Dave & Sherry Florio, Deborah Hollenbeck
CALLED TO ORDER: 9:01am
ADJOURNED: 10:08am

AGENDA ITEMS:

1. Buzz H.: Meeting called to order at 9:01am

2. Accept Minutes from June 4, 2019:

Motion: Arlene

2nd: Jerry

Vote: All in favor, motion passed.

3. Financial Report for June 2019 – Patty M: previously emailed the financial report. Past due assessments updated as follows:

1. Draft Audit was been submitted to Board for review. Discussion of findings: Expenditures exceeded budget by \$1308.00, Revenues exceeded budget by \$5,487.00, audit adjustments need to be made in QuickBooks, and audit did not note the pending litigation although it was provided to the audit firm during the process. Vote to accept the audit and authorize signing of the Letter of Representation so that final audit may be issued.

Motion: Jerry

2nd: Arlene

Vote: All in favor, motion passed.

2. Complex Solutions, LTD submitted a bid to do a complete Reserve Study with site visit in a 7 week timeframe for \$1,850.00. The Board will seek at least one additional bid and address at the next meeting.

3. Voted to roll the 18 month CD with Meadows Bank on August 30, 2019 if the 2.25% rate or higher is available at that time.

Motion: Buzz

2nd: Jerry

Vote: All in favor, motion passed.

OLD BUSINESS

1. Wall repair & painting will resume July 11/12
2. A-1 roofing has scheduled the roof inspection.
3. All street lights are currently functioning.
4. Unlicensed drivers are not permitted to drive golf carts (per the Rules and Regulations). This will be reiterated in the August Senior Moments.
5. All Tech Services is preparing a bid for the Security system.
6. Buzz called for suggestions on procedure for notifying residents before water is shut off. Potential email notification suggested.

NEW BUSINESS:

1, 2, 3: Process for rule enforcement, Late Assessment Fines, Single Event Violations - Patty suggested the following process after consulting with HOA Office Staff. Delinquent assessment letters (will be sent on Day 31), as well as other administrative violations, i.e. non-registration, transfer packets, etc. by HOA Office Staff. A list of the letters sent and any other violations will be maintained on a list for Board review each month. Members were encouraged to use the email function on the website to report any violations to the Board and it will be accepted as a signed complaint (and included on the list for Board Review).

4. New flammable storage cabinet (required by law): Buzz purchased a flammable storage cabinet for \$300.00 cash. Vote to reimburse Buzz \$300.00

Motion: Patty

2nd: Arlene

Vote: All in favor, motion passed.

There was additional discussion regarding the proper process for Board expenditures. The Board policy is currently that if all members are notified (text) and agree, the expenditure is authorized. In this instance, only 3 Board members were able to authorize the purchase. A suggestion was made to reduce the number of Board members required to authorize a purchase to three, but was not considered for a vote. It was noted that the Board had not followed its purchase rules on this purchase.

5. Spa parts have been ordered for additional repairs although the spa is currently operating.

ITEMS MAY BE ADDED AS NEEDED

1. Ken and Sally Booth submitted a requested to the Board to replace an egress window with a door. This item was deferred for additional information and also for ACC to review as the appropriate committee for considering this item. Buzz indicated that the ACC had previously approved another such request approximately 2 months ago.

OPEN MEMBER FORUM:

Michael Caristo:

Thanked the Board for their work. Inquired as to the next meeting of the Neighborhood Watch. Buzz responded that we would set up a meeting with Ed Underhill. Notified the Board that he encountered coyotes on the golf course at approximately 4:30am one morning and wished to advise all members to be careful of wildlife encounters. Inquired as to any earthquake damage to the property. Buzz: No damage reported thus far. Suggested an email notification when water is shut off for repairs.

Kay Estrada:

Clarified the complaint process as her dog had been attacked by another dog in the community.

Louie DeCanio:

Has spoken to the commission to ensure the building code is being followed. Questioned how leased land was able to be converted to real property when the land is leased. Buzz: This matter has already been brought to the attention of the HOA's attorney.