

Desert Greens 2001 HOA
Executive Board of Directors Meeting With Maintenance Committee

DATE: July 23, 2020 (Thursday)
TIME: 10:03 a.m.
LOCATION: Clubhouse
PRESENT: Michael (Buzz) Heldt, President; Arlene Chandler, Vice President; Michael Mouer, Treasurer; Louis DeCanio, Director; Darren Proulx, Director; Linda Axford, Board Appointed Secretary
ABSENT: None
HOMEOWNERS: Dan Miller, Deborah Hollembaek, Tim Hollembaek, Bradlyn Kelley, Ty Hill

1. CALL TO ORDER & ESTABLISHMENT OF A QUORUM

2. HOME OWNER'S 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

3. OLD BUSINESS:

- A. East wall repair: Scheduled after resident at 591 Montecito resolves softener drain issue. Homeowner has requested two (2) weeks to deal with it. Buzz: McMillan Painting already approved for the work. Should be done next week.
- B. Exterior clubhouse walls: Washing, repair & painting has been scheduled. Should start in next two weeks
- C. Wrought iron fencing & gates: Painting is scheduled. Should be done within the next month.
- D. Palm trees: Trimming scheduled for Wed. July 29th by ProTrees. Golf course will be shut down - at least the two holes near the trees.
- E. Clubhouse interior lighting & streetlights upgrade: Study being done to estimate cost savings
Tim H.: Received two (2) bids for interior lighting. Has asked them to break out just the two restrooms. Yet to received the updated bid. Hargis Electrical and Wiremen Electrical . Hargis Electrical's bid did not meet specifications as requested. Tim is working on that. Found missing meter on St Andrews believe it monitors just the streetlights. Still looking for meter that monitors #4 pond. Assume pond pumps will be drawing more electricity than the streetlights & therefore greater percentage of the bill. We get a bill for each meter but don't yet know what exactly each meter covers. The well has its own meter. Tim will contact ValleyElectric get another larger map that shows the electrical feeds for the whole complex that shows what each meter covers (e.g. clubhouse, streetlights, pond pumps, etc.)
Louie D.: From his research is not convinced the streetlight change to LED will save the money we think it will.
Tim H.: The savings from LEDs comes from drawing 20 watts vs. 500 watts with the fluorescent bulbs.
Ty H.: Also consider the service charges. Should be much less with LED . bulbs last longer. Part of the study should also be how often we have service charges for failed lights. Are the bulbs protected from surges? This will also affect service costs.
Tim H.: Conflicting information from the two possible vendors. One says you do have to change wiring from 220 to 120 and the other saying you don't have to. This also needs clarification.

4. NEW BUSINESS

- A. Received quote for re-plastering pool
Buzz H.: Adams Pool Solutions came out. Asked if keeping pool open is harming the bottom . the representative said no. +Bids were between \$15,500-\$18500 -will have the actual bid by the next meeting. Will have to be discussed for 2021 budget. This repair has never been done in 20 years.

B. Discussion of Maintenance Committee's meeting and recommendations

Tim H.: Two (2) members have resigned. Ty Hill has joined. Now the committee is composed of Darren Proulx (Board liaison), Tim Hollembaek, Ty Hill, and Bradlyn Kelly.

Solar light at mailboxes on Brentwood is malfunctioning - trying to find a better place to position it to fix the problem. Maintenance Committee is developing a list of further projects.

Ty Hill: Solar light not adjustable. Plan on setting it out in the sun and getting it fully recharged and mounting it on the other side of the mailbox. Too much time in the shade now plus it is turning on too early . even for brief periods of time may be a problem (e.g car drives by, etc.) Mounting it on a gooseneck pole in a way so that when it does turn on it lights a larger area is a possibility.

Buzz H.:Reason light was installed in the first place - had received two complaints/concerns regarding insufficient lighting in that area. Residents felt there was a potential tripping hazard with the curb/dumpster and difficulty visualizing the mailboxes.

Ty Hill: There is a sprinkler head that is repeatedly being broken . unsure why it is needed to have it located there because there is another head just 6-7 feet away. Redoing the line from the parking area to the concrete pad around dustbin may give the garbage truck more turning room to maneuver. Has not yet talked to Manny about the spray patterns. Resolving this would prevent the need for recurrent repair.

Darren: Requesteda time to talk with Manny about this &to have our own staff deal with the situation.

Buzz: will set it up for this afternoon . 1 p.m.

Tim H.: Requests the Board clarify the scope of the electrical study.

Buzz H.: The study should determine which meters control the streetlights, what our average bill is & how much money can we save by switching to LEDs.

Tim H.: Would like to see another member for the maintenance committee.

5. 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.*)

No Comments

9. Adjournment:Michael M. made a motion to adjourn; Arlene C. 2nd; all in favor. Meeting adjourned at 10:38.

SUBMITTED BY: Linda Axford, Secretary