

Desert Greens 2001 HOA
Executive Board of Directors Meeting

DATE: July 9, 2020 (Thursday)
TIME: 10:00 a.m.
LOCATION: Clubhouse
PRESENT: Michael (Buzz) Held, President; Arlene Chandler, Vice President; Michael Mouer, Treasurer; Louis DeCanio, Director; Darren Proulx, Director
ABSENT: Linda Axford, Board Appointed Secretary
HOMEOWNERS: Carol McGovern, Herman Kunold, David & Sheri Florio, Tim & Deborah Hollembaek, Kelly Stillwell, Dennis & Nancy Suter, Jerry Holmes

1. CALL TO ORDER & ESTABLISHMENT OF A QUORUM
2. HOME OWNER\$ 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. APPROVAL OF PREVIOUS MEETING MINUTES: June 16 & June 25
Louie D. made a motion to accept the minutes for June 16 & Junne25; Arlene C. 2nd; All in favor. Minutes accepted
4. ACKNOWLEDGEMENT OF BOARD MEETING HELD IN EXECUTIVE SESSION:Not Applicable
5. TREASURER\$ REPORT: Michael Mouer
See attached. Report is posted on the bulletin board and includes A/R Aging Summary, Quarterly Profit & Loss Summary, Profit & Loss for June, Budget vs. Actuals for June, and Balance Sheet as of June 30, 2020. Michael M. moves to accept the report; Arlene C. 2nd; All in favor.
6. OLD BUSINESS:
 - A. Repair of west wall: Bid was accepted at the last meeting. Homeowner of 891 Montecito to remove drain line prior to repair
Buzz H.: Unable to contact homeowner re. drain line. In addition, this drain line may be the cause of the deterioration in the wall. Land is a bit wet between house and the wall also.
 - B. Handout to Board for approval: Responsibilities & Limitations of Maintenance Committee
Darren P.: The following items represent the scope of Maintenance Committee
 1. For 2020, Darren Proulx (Board Member) is liaison to the committee.
 2. M.C. can obtain bids for any items needing repair/replacement/rehab.
 3. M.C. shall present bids to Board for decision.
 4. M.C. can fix/repair/replace minor items needing such with a budget of up to \$250 per item.
 5. M.C. is entitled to quick reimbursement for money spent for minor items. (Within 7 Days)
 6. M.C. shall have two or more members in agreement for spending of minor items.
 7. M.C. shall meet regularly and keep minutes for these meetings and submit for posting and filing.
 8. The HOA Board shall hold one meeting per month to discuss maintenance items and goals.
(4th Thursday @ 10am)
Buzz H.: Quick reimbursement might be a problem depending on when the receipts are submitted. It could take up to 9-10 days.
Darren P.: I move this scope of the Maintenance Committee be accepted by the Board; Michael M. 2nd. All in favor. Motion passed.
 - C. Trimming palm trees: Two bids to review
Buzz H.: Phil Hans \$80 each for the larger trees. He is bonded and insured via Next Ins Co. 2nd bid from Tree Pros. This company is local. The bid includes four California fan palm trees at \$70 each (two of these are on personal property and the HOA would be reimbursed for this expense) & three

Mexican fan at \$45 each. Personally prefer Tree Pro because it is an actual company vs. an individual. Clarified that these palm trees are only the ones on HOA common property. Darren P.: I move that we contract with Tree Pro. Louie D. 2nd. All in favor. Buzz will contact TreePro.

- D. Painting wrought iron fencing & gates: One bid received for approval
Buzz H.: McMillan Painting - \$1500 all gates and all wrought iron fencing on common property including repairing fencing around the spa. Louie D.: I make a motion to accept McMillan Painting's bid at \$1500 for all wrought iron gates in the community, including repair & painting fence around the spa. Arlene 2nd; All in favor. Motion passed.
- E. Painting exterior clubhouse: Two bids received to review
McMillan Painting . power wash the building & repair stucco paint with elastomeric paint for \$7500 (same color)
Power Handyman Service (??) estimated \$10,000 & includes pressure washing, repair all cracks in stucco, painting with special stucco paint (20 yr. product) same color. He is licensed and bonded as well.
Darren P.: Clarification of where money would come from . operational vs. reserve account. Expense will come from the reserve account.
Darren P.: I move the Board accept the estimate and bid for \$7500 to power wash & paint the exterior stucco walls of clubhouse with elastomeric paint. Color is Inside Passage. Michael M. 2nd. All in favor. Motion passed.
- F. Interior lighting upgrade: One or two bids submitted for review
Buzz H.: Maintenance Committee obtained one bid for \$3146. It includes a one-year warranty.
Michael M.: This is not in the 2020 budget and is not a critical item. I move to table this project until 2021. We can include it in budget planning for next year.
Darren P.: Maintenance Committee identified some broken fixtures in clubhouse. Repairing them would cost an estimated \$850 just for parts. It was decided to request a bid and, for safety concerns, not have a resident do the work. This bid was received. This bid was to upgrade all the interior lighting to LED, not to just repair the existing system. Discussion occurred about concerns with spending money that has not been budgeted and is not an emergency.
Buzz H.: Do not know how long it will take us to recoup the money spent in the interior clubhouse for upgrading the lighting to LED.
Tim H.: A 2nd bid is being sought.
Darren P. I amend the motion to table until the 2nd bid obtained. Clarified actual # of broken fixtures that need repairing vs. upgrading lighting in the entire clubhouse. Arlene 2nd. All in favor. Motion with amendment passed
- G. Upgrading street lights: Darren - Wiremen Electrical came and gave a bid for replacing and repairing fixtures both interior and exterior clubhouse. In addition, there are 40 streetlights in the community. would remove all the light pole ballast on all poles, locate the power source, change the power circuit from 240 to 120 (to accommodate LED bulbs) (considerable savings), install single pole breakers, rewire sockets to 120 for \$4,350. There are 40 lights. 1 yr warranty for parts and labor; (Details of bid take from June 25, 2020 Board/Maintenance Committee minutes)

Dennis S.: There are separate meters for the street lights, so we can do a cost analysis to see how long it will take to recoup the money spent on the upgrade. Repair costs with LED vs. mercury vapor bulbs is also a consideration. Ballast goes out as much as the light bulbs do (mercury vapor) and that is an additional cost.

Tim H.: Florescent lights use a lot more electricity . difficult to get the actual savings.

Buzz: Checked every meter several months ago. We get 9 separate bills . only found 8 meters.

Without the well we spend about \$2500/month (includes pond pumps). Estimate about \$1600 /month for streetlights which are on 12-14 hrs/day. If we could save 30-40% we would make up the cost.

Hargis Electric has charged \$65 service fee regardless of # of lights.

Darren P.: Last year spent \$2000 on repairs of streetlights.

Arlene C.: I make a motion to complete a comprehensive study, with Denny's participation, and bring back to the Board to give us an idea of what current lighting is costing us. Michael M. 2nd. Discussion: Darren: There is \$16,000 set aside in the reserve study for this lighting. It makes no sense to be concerned about spending \$4347. Last 2 years have spent \$4297 in repairs to Hargis Electric. Person who came to fix streetlight near bocce ball court said these streetlights are the worst bulbs you can have - use ton of energy.

Vote on the motion: Michael M. . Aye, Louie DeCanio . Aye; Arlene C. . Aye; Darren P. . Nay. Motion passed.

7. New Business

Pool surface flaking. Buzz H.: Called 3-4 Las Vegas vendors that re-plaster pools. All refused to do HOA pools. Adams Pool Solutions in North Las Vegas out here Monday to measure and give bid. Will be for 2021 budget.

8. HOMEOWNERS 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.*)

Kelly Stillwell: Wants to place an antenna on house for short wave radio. Michael M.: will it interfere with TV reception? Buzz H.: Rules & Regulations 13. D. Ham+or CB+radios or other radio transmitters may not be operated unless it can be demonstrated that the operation does not interfere with TV or radio reception, and antennas are kept out of sight. Any addition to outside of home requires submission to ACC.

Nancy Suter: Who is on the Maintenance Committee? Arlene C.: Tim Hollembaek, Darren Proulx (liaison), MJ Hendrie, Bradlyn Kelley. Michael M.: Next meeting will determine if we need to make another appointment to the committee.

Deborah Hollembaek.: There are seven people in community that are already ham operators. Tim is in the air every day and it does not interfere with anyone.

Dennis S.: Thinks rights of ham operator falls into the same federal category as satellite dishes . there are federal regulations that prohibit an HOA from restricting this.

Sheri F: had an experience recently with a cordless phone creating interference. Dennis S: Suggest using a different channel on the handset

Jerry Holmes: Any plans to get ACC active again? Seems like things are being done without approval, as well as weeds and driveways with items stacked in them. Buzz H.: Yes. They have been approving some things. 10-15 letters sent out in last week. Pandemic has hampered their ability to meet and deal with issues.

Nancy S.: There is a home with a salt cedar coming up . don't we deal with those types of things and then charge the homeowner? Buzz H.: This homeowner has given us permission to use Rogelio and send us a check to give him.

Darren P.: Dog park and bocce court open this coming following two Wednesdays from now. Also, requests board members to not post on social media regarding unresolved items. Michael M.: trying to show the history of this issue and inform community about the research being. Only reason posted it was to keep community informed. Darren: Feels it is creating allies for the Board & more contention. Michael M.: Did it for the sake of maintaining transparency.

Louis D. made a motion to adjourn; Arlene 2nd; All in favor

9. ADJOURNED: 11:16

SUBMITTED BY: Linda Axford, Secretary
(July 9, 2020)

