

## DESERT GREENS 2001 HOA EXECUTIVE BOARD MEETING

DATE: June 4, 2019  
PRESENT: Buzz Heldt, President; Patty Maitland, Treasurer; Arlene Chandler Jerry Nation  
Linda Axford: Secretary for the Board  
ABSENT: Jerry Holmes, Vice President  
HOMEOWNERS: Joan Fulmer, Ken Booth, Michael Caristo; Kathleen Ortmyer; Marietta Rio,  
Dennis Suter, Kay Estrada, Deborah Hollembaek, David & Sheri Florio,  
CALLED TO ORDER: 9:04 a.m.  
ADJOURNED: 10:20 a.m.

### AGENDA ITEMS:

Minutes to be approved: May 12, 2019: Jerry N. Made a motion to accept the minutes; Patty M. 2<sup>nd</sup>. All in favor. Minutes accepted.

Financial Report: Patty Maitland . see attached. Interest payments not yet posted and transfer voted on last meeting also not in this report. The report will be up to date for the quarterly meeting this month. Two leaks: Bel Air and Montecito in the last month . is tracking leaks against the water bill. Bill that cleared the state assembly increases minimum wage. It was heard on the 29<sup>th</sup>. If it goes into effect, it will impact our salary budget. Currently the two new employees are receiving \$10.50. Buzz H.: Is this for all companies, regardless of size? Patty M.: Yes, does not matter how many employees. Jerry N. made a motion to accept the financial report. Arlene C. 2<sup>nd</sup>. All in favor. Report accepted.

### OLD BUSINESS:

1. Repair & painting of east wall: Work is late due to emergency jobs, weather, and the required stucco is on order, not here yet.
2. Roof inspection: A1 Roofing has been called multiple times. Inspection still not done. Buzz will call him yet again this afternoon.
3. New forms: Pet Registration & Notice of Violation (see attached)  
Rules & Regulations: Pet registration is supposed to be filled out and approved prior to moving into the community. Unacceptable breeds have been deleted (by law); weight and height limit remain. Residents not following pet rules . pets seen on the golf course; owners not picking up droppings; allowing pets to eliminate urine/feces on landscaped areas. Patty M.: suggests since changed form and already know of multiple cases where there are over two pets in a residence, it might be a good idea to have everyone re-register and start from there. Jerry N.: Will this form be sent via mail? Patty M.: The notice/form will go to the lot owners. Buzz H.: Reminder that the Board does have the authority to limit the # of pets into the community. Patty M.: Made a motion for Kim mail the pet registration form to all owners to re-register. Arlene 2<sup>nd</sup>. All in favor

Violation Notice: Arlene C.: Who is going to be doing the inspection/watching? Buzz H.: ACC does most of it. Jerry N: A resident can submit a complaint. Buzz H.: A resident needs to put it in writing and sign it. Patty M.: We are getting more hits on the website and this is good . making it easier to get the feed back. Jerry N. Made a motion to accept the form. Arlene C. 2<sup>nd</sup>. All in favor. Start using the form. Buzz H. will give the new form to the ACC.

Buzz H.: Samples of Acoustic panels are in the office if anyone wants to look at them

### NEW BUSINESS

1. Informational letter for residents drafted by the attorney. Patty M.: It will be mailed to the owners and will be posted on the website. Patty M.: Made a motion to accept the letter, post on website and send to owners. Jerry N. 2<sup>nds</sup> All in favor. Motion passed.

2. Eight . ten street lights out. Hargis Electric called. Were here for about 4 hours yesterday to repair. A photocell and a breaker were repaired/replaced.
3. Water leaks. Pinehurst leak: Owner said DGP employee told her of leak prior to moving in. It was not the HOA's leak - was on the resident's side. Buzz took pictures. Homeowner called DGP's office and they sent their handyman down who then left to get parts. There was a geyser of water escaping. Floyds and Jim's Plumbing came in. Had to turn water off to the whole community. Will have Floyds send DGP a bill. Mark from Jim's Plumbing came out and will not charge for his help. HOA will pay for Floyds digging up to find the leak. The repair by Floyds will be paid by DGP. Buzz H.: Was informed that Best Set had fixed the leak prior to resident moving in. Apparently their actions were not what should have been done - they put a bead of silicone on a wet joint . this could have been leaking for three months. In the next Senior Moments will ask all residents to immediately report any area that appears damp / wet.
4. Patty M.: A DGP employee was seen with a child who was driving the golf cart. Was informed that a child could not drive a golf cart within the community. Requests a reminder go into the Senior Moments regarding restrictions / requirements for children visiting within the community. *(Rules & Regulations: 12. Motor Vehicles and Bicycles. F) Unlicensed people may not operate vehicles inside DESERT GREENS. All vehicles, except golf cars and electric mobility chairs, must be registered and licensed for street usage. )*

Buzz: Pool table was vandalized and we are getting a quote for re-covering it (covering was marked up with a marker.) Also, the gate to the pool was found propped open . this is not OK.

#### HOMEOWNERS:

Michael C.: Saying %We are not pet friendly+is negative. Would like rewording. Suggests %Responsible pet ownership is welcomed.+Limit # of pets? Buzz: R&R/CCR states the Board is able to determine what is excessive for the community.

Can someone send out an email when water is to be shut off? Buzz: When I have a geyser reaching over someone's roof, I have to turn it off. But if we are able to send an email, we will.

Researched security cameras last year. If we had had cameras recording, we would know who vandalized the pool table and who allowed their dog to poop outside the clubhouse. I think this is important. Buzz: We are still discussing the security camera situation.

What is happening with the Neighborhood Watch program? Buzz: Now have four people willing to participate. Plan to have Ed Underhill come in for some training.

Marietta R.: Was the ombudsman called prior to using an attorney? Patty M.: Our attorney said the issue was not under the jurisdiction of the ombudsman.

Kathleen O.: Suggest perhaps having interested people help with some of the work.

Pets: Do the rules and regulations refer to pets other than dogs? Buzz: yes.

Water lines: Seems like band-aids are being used for what needs major surgery. Any discussion to mitigate this problem instead of just waiting for a leak? Anything that can be done to prevent leaks?

Buzz: We are doing some things. Lines that are divided to two homes are both being replaced when one develops a leak. Black poly was used and is an inferior product. Now using blue poly.

Kathleen: Vic did find something Best Set did not do under her house. Eagle Innovators is doing a better job. Service animals / companion animals: By denying them housing, does it violate ADA? Patty: No. They would have to be registered as disabled and have an actual service animal. Service, companion, therapy . three different categories. The attorney wants to discuss our pet form. He may have something to say that pertains to this.

Kathleen O: Are you considering me a %lessee?+Patty: Yes.

Kathleen: Wishes the CC&R's be relooked at and revised because they are out of date. Darren is willing to reopen discussions about the bocce ball court. I am willing to volunteer my time to help discuss this. You have eliminated a source of fun for the community and I am offering my help and you are refusing.

David F.: Problem with who is Desert Greens. Darren is representing himself as %Desert Greens+and is creating problems. Suggests taking out a full-page ad in Pahrump Valley Times making the distinction between DGP and DG HOA. Bocce ball: That court is on private property. We should not maintain the court unless the property is turned over . there is a legal responsibility for injuries. Our home values are taking a hit due to the conflicts with DGP.

Dennis S.: Has there been a discussion with the attorney regarding the name of DGP? Buzz: That is part of our complaint with the attorney. Does posting the informational letter to residents on public website present a potential problem with DPG claiming the HOA is doing things to tear him down? Patty M.: We are getting more repercussions from *not* giving out information. The Board has discussed all of the ramifications with the attorney and various courses of action were discussed. Problem with real estate company in town . file a complaint with the real estate board? Patty M.: We are starting with notification to owners. The governing documents state %licensed driver+. no specific age (who is allowed to drive golf carts within the community.)

Deborah H.: Phone trees: Any way to implement this with a water shut off? Buzz H.: We can discuss this. Patty M.: If the water is turned off, what is the first thing you do? Response: Check with neighbors and/or email notifications

Kay E.: Pet registration . I had to do all this prior to moving in.

Ken B.: Wants a place to go look to find info on a leak . would like an estimate of how long it will be out. Like the board to discuss possibility of HOA %apprentice program.+What happens when Buzz is gone? People are connected with different aspects of the community; suggest using them as a so back up of trained / oriented responsible people. (e.g. water leaks, pool issues, office work) Also, our office is a big problem.

Dennis: What is happening with office support? Buzz: It is being discussed.

Kathleen O.: What about using speed bumps to slow vehicles down? Buzz: Not allowed due to first responders. We are also not allowed to have radar guns. We can send out a violation notice. UPS says all trucks are computerized and drivers get in trouble if exceeding the speed limits.

Jerry N. Made a motion to adjourn the meeting. Arlene C. 2<sup>nd</sup>. All in favor. Meeting adjourned.

ADJOURNED: 10:20 a.m.

SUBMITTED BY: Linda Axford, Secretary

NOTE: Executive session May 28, 2019: Conference call with Greg Kerr, Esq. regarding ongoing concerns with Pedley Family, LLC / Desert Greens Properties