

DESERT GREENS 2001 HOA EXECUTIVE MEETING
(With the Maintenance Committee)

DATE: June 25, 2020
PRESENT: Buzz Heldt, President; Arlene Chandler, Vice President; Michael Mouer, Treasurer; Louis Decanio; Darren Proulx
ABSENT: Linda Axford, Secretary (appointed)
HOMEOWNERS: Tim Hollembaek
MAINTENANCE COMMITTEE:
CALLED TO ORDER: 10:01 a.m.
ADJOURNED: 11:35 a.m.

AGENDA ITEMS:

1. Home Owners' 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.

2. OLD BUSINESS

- A. Spa is down. Two (2) blowers came in and have been installed. Blowers were left sitting outside DGP's sales office instead of being delivered to Buzz H. This is the 2nd time this has happened & Buzz H. has written a complaint to UPS.

- B. Bids for painting the wrought iron fencing and the exterior clubhouse: Awaiting those bids.

- C. Exercise equipment bids: pending

Darren P.: Talked with his accountant regarding leasing vs. purchase of exercise equipment. For all accounting purposes leasing would be treated as a financing lease arrangement that is treated as a normal financed purchase agreement so it could come out of Reserves.

Louie D.: If we do lease new equipment, what happens to what is in there now.

Buzz H.: Replace the ones needing to be replaced (e.g. elliptical, treadmill, step machine) and sell the old ones if possible.

Darren P.: How much is the Board willing to pay monthly for equipment in the fitness room? As long as pulling old equipment out, room should be painted, TV upgraded, a fan mounted up high, and repair some electrical switches. Suggest Board decide an acceptable monthly leasing cost as well as an amount for rehabbing the room.

Michael M.: No idea what amount of money would be appropriate at this time . needs more information in order to make that decision.

Darren P.: Need ball park figure prior to getting bids . then can seek bids within that range.

Michael M.: Your suggestion may work for your private business, but not well for Boards . need to look more at prospective expenses & money on hand first.

Buzz H.: At this moment don't know what we can allot for that expense.

Darren P.: Has spent the time and energy to present bids / expected expense to the Board. The bid three years ago was a 36-month lease at the end of which the equipment would have been owned. At that time, purchasing the same equipment, instead of leasing, would have cost about \$11,000 total. However, by the time a service contract was added on (which is included with a

lease agreement) the purchase would be more. Feels Board is unwilling to make a decision that needs to be made.

Michael M.: At the last meeting was given the assignment to look into options for the exercise equipment and to obtain bids. Has already contacted two companies and is looking at a third one.

D. Maintenance Committee . Responsibilities & Limitations Defined

Darren P.: Presents the following with agreement from Board .

Scope of Committee

1. For 2020, Darren Proulx (Board Member) is Liaison to the committee.
2. M.C. can obtain bids for any items needed 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)

Number of committee members: incomplete discussion; no decision. Reported that Michael Caristo & MJ Hendrie have experienced hostile treatment from some residents due to being on the Maintenance Committee.

Tim H.: Needs clear guidelines regarding how much the M.C. may spend without waiting for Board approval.

Michael M.: The term "minor item" needs to be defined. Also, thinks it should be "per month" not "per item" regarding the spending limit of \$250. Understood that the M.C. was approved to spend \$250/month, not per item. That may have been a misunderstanding. Allowing \$250/item may put us over budget quickly. Bring us a list every month of what was spent as well as a list of items you think needs to be done. Need to define "quick reimbursement". After discussion decided a seven (7) day turn around for reimbursement would be doable.

Darren P.: Disagrees with limiting M.C. to \$250/month vs. \$250/item. Have not spent anything yet. Frustrated with the M.C. being limited to the point of not being able to get anything done.

Michael M.: Darren's perspective as a developer differs from ours as homeowners.

Darren P.: Committee needs a defined amount of money it can spend, on a monthly basis, without obtaining Board approval.

Michael M.: Need to relook at the operational and reserve budget before deciding on a different limit of discretionary spending. Now we'll leave it at \$250/item as was approved in a previous motion.

Question: Is the M.C. over retaining the reserve study? Michael M.: No . this is the Board's responsibility. Would have been done by now except for the pandemic.

Darren P.: M.C. has obtained two bids.

Tim H.: \$3,146 from Wiremen Electrical to change all the lighting in the clubhouse, including fixtures as necessary, to LEDs. Will eventually pay for itself. Vendor is licensed and bonded. We are currently spending too much money for electricity.

Darren P.: Started with discovering broken lights & missing fixtures in a bathroom. Then looked at the entire clubhouse. Tim did a lot of research - found can buy parts for replacement for about

\$850 and was going to do the work himself. After discussion decided not good idea to have a resident climbing on a ladder to replace bulbs. 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. Wiremen Electrical 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.

Buzz H.: This will be on the agenda for the next meeting. Try to get two more bids prior to that meeting.

Tim: What criteria does the Board use in choosing a vendor?

Michael M.: We prefer to use local vendors, an also consider their reputation and ability to do the work within an acceptable time frame.

Michael M. made a motion to adjourn; Darren P. 2nd; All in favor.

5. ADJOURNED: 11:35

SUBMITTED BY: Linda Axford, Secretary

(6/25/20)