

Desert Greens 2001 HOA
Executive Board Meeting

Date: March 10, 2021

Time: 10:00 am

Location: Clubhouse

Present: Michael (Buzz) Hedlt-President, Arlene Chandler-Vice President, Michael Mouer-Treasurer, Louis DeCanio-Director, Darren Proulx-Director, Raynette Lopez-Board Appointed Secretary.

Homeowners: Clara Spears, Jerry Holmes, Jerome Labiak, Hermann Kunold, Nancy Suter, Fred and Carol Slaughter, Joe Gault.
Additional homeowners attending via ZOOM.

Call to order and establishment of Quorum

New Homeowners: Fred and Carol and Joe.

Homeowners Forum Homeowners may address the Board of Directors only on items listed on this agenda. See NRS 116.31083(6). Homeowner asked about new pool furniture being purchased. Is the current pool furniture worn out and or broken? Buzz answered-some of the furniture has been thrown away as they did not work properly and could be a danger to the user. We are looking at purchasing new pool furniture. We will further discuss this in new business.

Approval of Pervious Meeting Minutes January 20,2021. Motion to approve-Louis DeCanio, seconded by Arlene Chandler. Approved. Minutes are posted on the wall outside the office and on our website-desertgreenscommunity.org as well as included with our Senior Moments monthly newsletter.

Treasurers ReportMichael Mouer gave the current balances of our accounts. He also handed out printed copies to the board of the January and February financial reports. Included with the financials is an aging report of the assessments. The negative (credit) balances on the report are from homeowners who have prepaid their monthly assessment.

Old Business

Pool Replastering-Starting March 22, the pool replastering will begin. The whole process should take at least a month. The cost will be almost \$19,000.00. Our pool is about 18 years old and this is the first major work being done on it. Louie-is there a guarantee that this will last? Michael Hedlt-yes there is a guarantee. The tile is being also being replaced.

New signs-Jerry Holmes was hired to install the new/replacement signs around our community.

Street Lights-The street lights have all been changed to the 400watt corn cob bulbs. The residents Michael Heldt had spoken to are pleased with the new bulbs, except on person who stated the lights were too bright with a smile on his face.

2021 Budget-Michael Mouer the budgets for the new year are balanced. There is a copy of the budget and the reserve budget posted on the board outside the office. Are there any questions? Discussion regarding repairs/replacements that may be coming up as the community is almost 20 years old. Examples-tiles in the clubhouse, the dance floor, faded street lines, cracks in concrete etc. These will all come out of the Reserve budget. If the residents have any questions or suggestions please contact Michael Mouer. Michael Heldt should we vote on the budgets now? Darren Proulx asked if we have received anything about the reserve study yet? The audit and reserve study are in the hands of the professionals. Darren Proulx asked if we have received an estimate of the completion date for the audit and reserve study? Michael Heldt no we have not received that information yet. Darren thinks there may be items that require repair or replacement so we should wait until we get the reserve study to see what is listed and the cost before we allocate reserve moneyfor items we want. Darren questioned if the dollar amount of assessments is accurate. Michael replied there was a discrepancy in the total which has been corrected. Michael H asked for a motion to accept the budget. Michael M. made the motion to accept the 2021 budget. Louis D. seconded the motion. Open to discussion. Darren asked if the \$1,500.00 for legal fees in January was a retainer or payment plan on a balance. It was a payment on our account. If it is a payment plan, should the balance due be on the financials as a liability? Michael M. agrees and will make the necessary corrections. All in favor to accept the budget Darren abstained until he has a chance to go over the budget. All other board members voted to accept the budget. Budget for 2021 passed.

New Business

Pool Furniture Pool furniture needs replacing. The sun has damaged our current chaiselounges and chairs. Most of the damaged furniture has been discarded. Michael H. has gotten prices on chaise lounges and chair made out of resin from Grosfillex Expert. (Please see attached copy for features and benefits of these chairs.) We are looking at getting 6 chaise lounges at \$618.00 each plus shipping. Arlene made the motion to get the chaise lounges. Louie seconded the motion. All in favor, Michael H abstained. Motion passed.

Exercise Room The exercise room needs to be updated. We are looking at replacing the elliptical, recumbent cycle and maybe getting the nustep type cardio machine. We don't need commercial equipment like there is in gyms, as our equipment will not get the same use as a gym does. We will be looking at refurbished machines. Michael H. will continue looking at nustep machines to see what he can find at a reasonable price. We have \$5,000.00 in our reserve budget for the exercise room. Louis asked about maintenance on the noisy elliptical to reduce or alleviate the noise. We have done some maintenance and will try again to see if it helps the noise.

New EmployeesWe hired Sam to work part time, but he is unable to continue due do schedule conflicts. We have hired Jim McMullen to replace Sam.

Homeowners Open Forum(Homeowners may address the Board on issues that concern the community. Except in an emergency, no action will be taken on issued not on the agenda)
Linda Axford-before the budget is approved it must also be approved by the homeowners, per the NRS. We will include the budget in the next Sr. Moments and it will be online for all residents to review. We can then schedule a community meeting next month and get the homeowners vote after they have had the opportunity to review the 2021 budget.

Clara would like to be able to use the pool all year round. Will that be possible? Our pool is only solar heated. If we have to use propane to heat the pool year round, it would probably cost several thousand dollars for the propane. The pool does not get much use, even in the summer to warrant that expense. What would the cost for a tent over the pool be, like they have at Preferred RV? Michael H. thinks Preferred RV got donations from the members of their community and the cost was about \$50,000.00. Michael H. will look for a cover for the spa to keep the heat in. Should we look at converting the spa to electricity? Ask homeowners via Sr. Moments to volunteer for a temporary committee for the spa to investigate what is most feasible for changes to the spa.

Clara-Thank you to the HOA board for all you do for our community.

Meeting adjourned at 11:05 am