

## DESERT GREENS 2001 HOA EXECUTIVE MEETING

DATE: March 12, 2020  
PRESENT: Arlene Chandler, Vice President; Michael Mouer, Treasurer; Louis Decanio; Darren Proulx  
Linda Axford, Secretary (appointed)  
ABSENT: Buzz Heldt, President  
HOMEOWNERS: Michael Caristo, Dennis Suter, Jerry Holmes, Nancy Suter, Kay Estrada, Cathy Mclarty, Deborah Hollembaek; Sheri Florio; David Florio  
CALLED TO ORDER: 10:00 a.m.

### ADJOURNED: 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.
  
1. Call to Order & Establishment of a Quorum  
Michael Mouer called the meeting to order and established the presence of a quorum.
  
2. Approval of Previous Meeting Minutes: February 13 & February 27, 2020  
Arlene C. made a motion to accept the meeting minutes for February 13 and 27; Louie D. 2<sup>nd</sup>; All in favor. Minutes accepted.
  
4. Acknowledgement of Board Meeting Held in Executive Session: NA  
Michael M.: Some of the Board members did get together this past weekend to share ideas. This was not an executive session and no voting occurred on any topic. Darren was out of town and unaware of this informal meeting. Darren states he should have been informed and been given an opportunity to be present via a conference call. Darren expressed his concern about the legality of Board members having such a meeting without notifying all Board Members. Michael M. will talk with Darren about it after this meeting.
  
5. Treasurer's Report: Michael Mouer -All bank accounts in balance. Printed reports attached. Accounts Receivable Aging Summary: Fifteen (15) homes past due for a total of \$4515. Most of the homes that are sixty+ days overdue are on foreclosed/abandoned homes. Did receive a check for over \$5,000 last month from a bank associated with one of those homes.  
Arlene C. made a motion to accept the Treasurer's report; Darren P. 2<sup>nd</sup>. All in favor. Report accepted.
  
2. OLD BUSINESS:  
Louie D.: Update on well issues . Buzz was to give Jeff Jenkins (Larry's Well Service) information on history of functioning/problems/work done on our well. Suggest concentrating on what is happening on one pond and then move to a 2<sup>nd</sup> pond. Focus on one pond at a time should result in clearer data. Have no blueprints on water lines to the ponds. Louie D. will follow up with Buzz.  
  
Michael M.: Pool status . Shawn still working here every day. Should be ready by April 1
  
3. NEW BUSINESS  
Gym equipment: Michael M. . Getting new vs. used equipment. Darren suggested investigating leasing. Michael checked with a couple local hotels . which say they own all their own equipment.  
Darren P.: Suggests Bob Jacobs be consulted for his input. The company Darren received a bid from in the past had said that the hotels were using a lease program. Darren said he was surprised that Michael was given different information. Benefits of a lease program . the company maintains and replaces as needed; an upfront large financial outlay is avoided.  
Louie D.: What was the estimate for leasing?

Darren: \$299/month. Most of our users are interested in cardio, not heavy weight lifting.

Louie D.: How much & what type of equipment would we get for such a lease?

Darren P.: The \$299/month was for 5 pieces of equipment and we would own all of it after 36 months. Suggests two treadmills, two ellipticals, and one other piece. May be able to change the types of equipment. Is willing to obtain an updated bid. Will talk with Bob Jacobs and put together information for the Board.

Coronavirus handout: Is available now for all who want it.

4. 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.*)

Dennis S: Request update regarding the %service+dog that has been a problem.

Michael: Buzz has been handling this - no update available.

Cathy McLarty: What is happening with the possibility of a new %dog run?+Is concerned about legal issues (dog and/or owner injuries) and loud %yipping+dogs.

Darren P.: Many people want it and someone has actually asked for it to be next to them. I will be building a %park that is dog friendly.+There has to be something done. As a declarant I can add another amenity.

Cathy M.: Ponds smell . my visitors are noticing it. Its unsightly and smells like sewer.

Darren: Its not stagnant water. Shouldnt smell.

Jerry H.: Have used several chemicals and nothing has stopped it. Wonder if it is the water itself.

Have even had factory reps out here to check out the situation. Will be fighting algae as the temps rise. The balls we used helped some, but cant use them when its cold.

Cathy M.: Bubblers not running on some of the ponds.

Jerry H.: Bubblers are to reduce algae; Buzz will have to address this.

Michael C.: Conflict with ACC and Board meeting at the same time (ACC starts at 9:00 & Board starts at 10:00). ACC will send 1-2 people to the Board meeting while the ACC continues their meeting to resolve this conflict. Buzz H. is the liaison to ACC.

Darren: Request report from ACC to the Board at monthly meeting. (e.g. Identifying letters that have been sent out for violations of the Rules & Regulations)

Louie D.: Concerns with new homes being too close to each other within Desert Greens . cant do anything about the older homes here.

Dennis S.: States there is a variance in place for Desert Greens.

Darren P: Nye County responded to your concerns and came out. Regulations are based on having 10 ft. of living footage between structures. does not include the carport. Carports can be closer together because they are not defined as living footage. Pedley Family LLC is trying to keep carports apart and is also putting in smaller homes.

Arlene C. made a motion to adjourn; Darren P. 2<sup>nd</sup>; All in favor.

5. ADJOURNED: 10:47

SUBMITTED BY: Linda Axford, Secretary