

DESERT GREENS 2001 HOA EXECUTIVE BOARD MEETING

DATE: March 12, 2019
PRESENT: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Arlene Chandler; Jerry Nation
ABSENT: None
HOMEOWNERS: Jennifer Nation; Louis DeCanio; Michael Caristo; Richard Eady; Heather
CALLED TO ORDER: 9:00 a.m.
ADJOURNED: 10:30 a.m.

AGENDA ITEMS:

1. Minutes to be approved:
February 12, 2019: Jerry N. made a motion to accept the minutes. Jerry H. 2nd. All in favor. Minutes accepted
2. Financial Report: Patty Maitland . see attached. The QuickBooks issue was resolved, so this financial report includes the graphs. The HOA is getting into some critical areas due to past due assessments . over \$12,000 owed as of last month. Utility trends . still have no explanation for the spike in electric that occurred in December. Reserve expenses: Jerry purchased the spare pond pump). Next month will start preparing documents for the annual audit and will have information on the CD rates to make a decision about the maturing CD. Arlene C. made a motion to accept the financial report; Jerry N. 2nd. All in favor. Report accepted.

OLD BUSINESS:

3. Business credit card: No information at this time on new card options. Decided to drop this issue. We have a card and the current system seems to be working and a new card would require changing the names on the card every year. Having an account with our major local vendors is still a possibility.
4. Computer replacement/upgrade: Kim does not want to deal with Windows 10 . just an upgrade of the present unit with the installation of a Wi-Fi board (\$20). Jerry N.: has prices for a computer (Jerry's desk): reconditioned computers with windows 10 for \$249-\$299 (I4 Intel core processor with 3 gigahertz & 8 gigabyte of RAM at 250 hard drive) (\$399 for 500 gigabyte hard drive). If wanted Microsoft Office with it, there would be an additional licensing fee of \$75. Copier for \$115/month does not collate and staple but for about \$150/month can get one that does. The contract includes toner, maintenance and up to 3,0000 copies quarterly (\$0.19 each over that amount). Office One out of Vegas has a deal: if we sign the lease with them, we would also receive a free laptop. Current costs for Senior Moments is about \$100/month. would save that expense. Jerry N. made a motion to accept the leasing agreement for the copier that includes the ability to collate and staple at an approximate cost of \$150/month. (Lease is good for 60 months). Jerry H. 2nd. All in favor. Discussion about upgrading Kim's desktop - no decision at this time.
5. Spa pump needs to be replaced per Shawn. Cost will be approx. \$1,000 for the pump and re-plumbing (few leaks need repair). Patty M. made a motion to authorize not more than \$1000 to purchase pump and re-plumb. Jerry H. 2nd. All in favor. Motion passes.
6. Spare pond pump has been ordered.

7. New committees: Buzz: New compliance committee? Having hard time to get volunteers for anything. Compliance committees are a difficult committee to belong to. Jerry N.: Did some research from another community on compliance committee and has handouts on a Rules Safety and Security Committee+- presented examples of a charter and policies. This committee would be responsible for enforcing the rules not covered by the ACC. Patty: what do we do right now? The longer we wait, the more the problems become the norm.

Facilities Maintenance Committee proposed by Jerry N: sample from another community. Discussion about the chronic problem of staffing volunteer committees. Buzz . need more time to think about and research this. Patty: still need to do something right now about violations. Continue discussion in executive session due to the issue involving an employee.

8. Activities Committee is paying for the window blinds for the upper windows in clubhouse. Should be installed in about three weeks.
7. Buzz: Bids for repair of the wall: This afternoon MacMillan Paint will come out. Need to know what warranty comes with the painting. Call from A+A Masonry: They will be here tomorrow and submit a bid for replacing the wall with a block wall. Need to compare maintenance and warranties on two different types of walls. Thursday: All American Masonry/Morales Construction coming out all to look at the wall and submit a bid.
8. Roof inspection should be done in the next week. Patty: Per last reserve study, flat roof should have a remaining life of 12 years and 19 years for the pitched roof
9. Buzz checked drainage on Lola . hasn't contacted Nye County yet for information about their plans to correct this.

NEW BUSINESS:

10. Violations of Rules & Regulations: need somebody keeping track of the whole process. Set up the process and get someone to be responsible for maintaining the whole process. Discuss this more in Executive Session (employee issues). Patty: Need a person on top of the whole process so that actions are taken in a correct and timely fashion. Patty: Volunteers to create the letters that should be sent out at time intervals as designated in the CC&R.
11. Letter from Barbara Byers: There is a petition circulating in the community to remove the Valley Electric BOD for failure to perform their duties. She would like to hold a petition signing event in the clubhouse Would make this a one-day event for DG residents only. Concerns: Does this open the door for political rallies here? She can't go door to door . that is solicitation. Legal concerns: Limiting access to the public makes her a representative for DG and she cannot be in this role. Therefore, we could not limit outsiders from coming in for such an event. Patty M.: Made a motion to deny the request. Arlene 2nd. All in favor. (Buzz: there are multiple sites in the community for people to sign the petition.)
12. 370 Inverness: received notification from Clear Recon Corp of Notice of Breach and Default (foreclosed); 190 Montecito has sold.
13. Allow representative from a company that could save residents on satellite service? Requested to have a program in the clubhouse? Discussion brief . denied.

14. Kitchen update: Per reserve study not due until 2013, but Board can approve if deemed needed. Reserve study only speaks to appliances . when have new reserve study done need to include the structures (cabinets & counter tops)
15. Electronic speed signs: \$4000 to purchase. Don't have funding for this. Associations like this cannot use radar guns because they have to be calibrated weekly. Can only fine for violating the Rules and Regulations. Another enforcement problem.
16. Jerry H.: looking for another cart for golf course (oldest cart we have; if we stay with this model, we can use the old cart for parts) - difficult to find the type of cart we need. Found one for \$4400. Arlene C.: made a motion for Jerry to investigate purchasing this cart; Jerry N. 2nd.; All in favor. Motion passed.

HOMEOWNERS

Leo DeCainio: Can't express my views after you have voted on it . makes no sense. Valley Electric is not a political thing . it affects every one of us. Patty: Clarification of the meeting process . at beginning of meeting you may comment on anything on the agenda so that your opinion is heard before the Board votes. Your comments at the end can be about the outcome of the agenda items or something you request the Board to put on the next agenda. The agendas are posted on the bulletin board and website prior to meetings.

Richard Edy: Kitchen issues . needs some upgrades. Too small already. Suggests discussing using the library space to increase the size of the kitchen. Gas stoves would be preferable. Buzz: expansions are a major unfunded item. Right now need to keep maintenance done.

Michael Caristo: Speeding . biggest problems are vendors and workers. Have noted only a couple of residents who repeatedly exceed the speed limit. Who is going to deal with outside vendors? Dislikes name of %Compliance Committee+. also opposes just changing the name. Need to find a better process. Suggest informal way to report problems. Requested clarification of where one cannot walk your dog. Response: other peoples properties and golf course. Twice has seen an electric golf cart driving around at night with no lights . driving too fast, no lights, and quiet due to being electric makes this a safety risk.

Heather: will talk with DGP workers about speeding.

Linda . two items (violation of rules and regulations and office support)

481 Montecito: in violation of Rules & Regulations: Section 10: General Maintenance of Home Site. Concerns storage of inappropriate items on the porch and in the driveway. Requests the Board look into this.

Need for a plan to cover all the administrative work in the office. Concerned that inadequate coverage is causing burnout of Buzz and that not all administrative functions are being covered or completed in an accurate and timely fashion.

Jerry H. made a motion to adjourn meeting. Patty M. 2nd. All in favor. Meeting adjourned.

ADJOURNED: 10:30 a.m.

SUBMITTED BY: Linda Axford, Secretary

DRAFT