

DESERT GREENS 2001 HOA EXECUTIVE BOARD MEETING

DATE: May 14, 2019
PRESENT: Buzz Heldt, President; Jerry Holmes, Vice President; Patty Maitland, Treasurer; Arlene Chandler
Linda Axford: Secretary for the Board
ABSENT: Jerry Nation
HOMEOWNERS: Michael Caristo; Mary Jeffers; Kathleen Ortmyer; Kay Estrada; Tim & Deborah Hollembaek, Dennis Suter
CALLED TO ORDER: 9:00 a.m.
ADJOURNED:

AGENDA ITEMS:

Minutes to be approved: April 10, 2019: Patty M.: Made a motion to accept the minutes. Arlene C.: 2nd. All in favor. Minutes accepted.

Financial Report: Patty Maitland . see attached. Collection on delinquent assessments has improved . Kim has done a great job . the outstanding delinquent assessments have been almost cut in half. Meadows CD (@ 1.25%) was redeemed and reinvested in a CD at American First National (2.9%). Made little over \$3,000 on the CD.

Recommend moving \$20,000 from the business checking account to our money market account . will earn more interest and can be used to pay for repair to the stucco wall (which was not included in the last Reserve Study). We will still have sufficient money in checking to cover expenses. Buzz H. made a motion to transfer \$20,000 from checking to the money market account. Jerry H 2nd. All in favor. Motion passed.

Revisit discretionary spending limits which are \$100 for the President for administrative costs and \$400 for Jerry H. for golf course maintenance. Examples of exceeding those limits: Pool rail covers were about \$150 and then the HVAC work for about \$1000. Jerry H.: We have two categories of costs . needs and wants. The wants can wait for Board approval, but the needs have to get done. Patty: we had been texting each other when there were important expenses that exceeded the set limits, but that seems to have stopped. Jerry H.: Even texting and waiting for a reply from a quorum may take too much time . sometimes is on the phone and having to overnight parts ASAP. Most of the time the \$400 limit covers it, but occasionally he has to exceed it. Buzz H.: Suggests Jerry go ahead and make the necessary purchases, but let the entire Board know ASAP that he exceeded the limit, by how much, and why. If not absolutely necessary, he will ask before proceeding.

Reserves: Question to Jerry H. about a partial replacement of golf course equipment that was in the last Reserve Study. Jerry: Hardest thing is keeping up with the carts functioning. Right now one of them is smoking a lot. And we have currently been looking for a mower for the edges . TriKing too heavy and leaving tracks in the edges. Doesn't think it justifies a brand new mower just for the skirts. Patty M.: There is still additional Reserve funds for cart replacements . Jerry does not think problems with the one cart justifies a new cart at this time.

Jerry H. made a motion to accept the financial report. Arlene C. 2nd. All in favor. Report accepted.

OLD BUSINESS:

1. Repair & painting of east wall: Is in progress. Power washing both sides of wall now. Will then be repairing areas that need it and repainting the wall.
2. New copier/printer: Installed and set up. Will be doing Senior Moments in house now as well as doing our own copies of CC&R's and Rules and Regs. Cost will be about the same as what we spend at UPS. Will no longer deliver Senior Moments house to house . they are available on line and in the club house. New chrome book obtained with lease is connected to the printer. Patty M.: Wants to use it for the quarterly meetings - hook up to TV for power point presentation of the financial report.

3. Assistance in the office: Volunteer Sally Smardon. Has over 30 years experience with HOA management. Will help with filing, answering phone, etc. - Nothing with QuickBooks
4. Access Realty . Home rental concerns. Jerry H. & Buzz H. visited Access Realty to review our requirements for rentals . Access did not seem interested. Actually, the homeowner(s) is responsible for actions of their renters. HOA is to approve the rental agreements prior to renters moving in . which is not consistently happening.
5. Inappropriate use of golf course: DGP employee spoken to and he understood - has not reoccurred. Buzz also talked to the renter with a teenage son - stated his son doesn't live with him and renter now understands if his son golfs, the adult renter must be with him.
6. Acoustical panels: still need to order the samples.
7. Roof inspection: Have not heard back from A1 Roofing. Supposed to be here 2 weeks ago . has not gotten back to us, so we do not know if the inspection was / was not done. Buzz will call again today.

NEW BUSINESS

1. Enforcement of Rules & Regulations: 20-25 homes need letters . haven't been done. ACC is starting to get them done. Issues are mostly weeds and inappropriate storage in driveways. People with dogs . excrement found on golf course, other people's property and on common areas. Patty M.: Yesterday someone walking dog on golf course again . spoken to and left. Buzz: received a letter complaining that we said we are not dog friendly in the Senior Moment and yet we advertise that we are. Buzz clarified that the HOA does NOT advertise being dog friendly . the advertisement comes from DGP. Also car registration is not consistently happening. Patty M: do we want to start the letters? That's where the office help is necessary. Will put together a boilerplate, but still need someone to complete the process.
2. Distribution of Senior Moments: will no longer be delivered to homes. Available on line and in the clubhouse.

HOMEOWNERS:

Kathleen Ortmyer: See attached. Patty M.: Law firm is Wolf, Rifkin, Shapiro, Schulman & Rablin, LLC. CC&R's not currently being updated. What other matters are attorneys working on? Patty M.: Current pending litigation is discussed in closed session. Are attorneys paid on retainer . Patty M. No. Hourly rate varies. Can pull that data up if wanted. Bocce ball revision decision . why? Patty M.: it's all on the website and the meeting minutes are in the office. The meeting minutes cover both these issues . bocce ball court and the horseshoe pit decision. Using empty lot for a dog park? Patty M.: The CC&R's designate empty lots for homes only. Buzz H: Also there are requirements in the NRS (Nevada Revised Statutes) in order to put in a new amenity. Patty M.: A homeowner can request their concerns be put on the agenda.

Kay E.: Concerned that streetlights are out on Brentwood. Have been out for three weeks. Buzz: will call Hargis today about the lights. Has a mole coming up to the house under the ground. Manny has traps for them. Jerry H. will talk to Manny.

Tim H.: Can the newsletter be emailed to people? Patty M.: It's already available on line. Emailing would be redundant and adds more work.

Michael C.: Lights need to be fixed . should have been fixed sooner. It's a safety and security concern. Buzz: We get a service charge every time they come out. Delay was trying to reduce costs by combining repairs. What is happening with the security cameras? Needs to be done ASAP. Pets: lets become more pet friendly. Owners need to be more responsible and HOA needs to make more efforts. Discussion about property values being affected by the two business models that are now here and HOA problems.

Suggest that people who want the Senior Moments delivered to their homes, volunteer to do some of the door-to-door delivery.

Dennis S: Wall repair coming out of general fund? Patty M.: Yes, because the wall repair was not in the Reserve Study. Why is there so much money in the operating fund? Patty M.: Same thing done last year - moving funds from business to money market so can be used for capital projects and earns more interest. Beginning of year, expenses have been down, so have the excess. This has occurred in the past and the pattern is expenses increase as the fiscal year progresses.

June Quarterly Meeting: Buzz OOT June 12 - move Homeowners Quarterly Meeting to June 26.

Change next Executive Board meeting to June 4.

Arlene C.: Made a motion to adjourn the meeting. Jerry H. 2nd. All in favor. Meeting adjourned.

ADJOURNED: 10:12 a.m.

SUBMITTED BY: Linda Axford, Secretary