

Desert Greens 2001 HOA
Executive Board of Directors Meeting

DATE: October 8, 2020 (Thursday)
TIME: 9:58 a.m.
LOCATION: Clubhouse
PRESENT: Michael (Buzz) Held, President; Arlene Chandler, Vice President; Michael Mouer, Treasurer(part of meeting); Louis DeCanio, Darren Proulx, Director (via video teleconference) Director; Linda Axford, Board Appointed Secretary
ABSENT: None
HOMEOWNERS: Jay Ashcraft, MJ Hendrie, Terry & Cherie Kelly, Tami Stevens, Ken Booth, Marlene Hargis, Tim Hollembaek, Dan Miller, Marietta Rio, Ty Hill, David & Sheri Florio, Raynette Lopez, Bradlyn Kelley

1. CALL TO ORDER & ESTABLISHMENT OF A QUORUM

2. HOME OWNER'S 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.*)

MJ Hendrie: Requested clarification of agenda item NEW BUSINESS B+. Clarified per Michael M.. Vacant lots not paying the same assessment fee as a lot with a home.

Ken Booth: As the person who suggested this, will explain rationale - This community has been in existence for 20 years and still has all these undeveloped lots. In the past, we made concessions to the original declarant due to the recession. The developer was granted leniency by not paying any monthly fees until a house was placed on the lot and sold and he would then pay the HOA a determined amount of money. Then the monthly assessment fees were reduced for the undeveloped lots. It is time to end these concessions. Thinks all the lots now need to pay the same monthly assessment fee. New developer has brought in new problems and we have had attorney fees in trying to deal with these issues. They should pay their way. Every day see contractors in and out of here - speeding and not stopping at stop signs a problem. Cement trucks carrying a lot of weight is a problem with our streets. Therefore, am requesting they pay the full share of the monthly assessment.

Terry Kelly: Requests clarification of the item regarding removal of stop signs . Buzz will explain when get to it.

3. APPROVAL OF PREVIOUS MEETING MINUTES: September 20 & 24, 2020. Michael M. made a motion to accept the minutes; Arlene C. 2nd; All in favor. Minutes accepted.

4. ACKNOWLEDGEMENT OF BOARD MEETING HELD IN EXECUTIVE SESSION: NA

5. TREASURER'S REPORT: Michael Mouer. The books and bank accounts are in balance and the details are posted on bulletin board. Anyone having questions, see Michael after the meeting.

6. OLD BUSINESS:

A. Schedule the Homeowners' Quarterly Meeting & determine the format: Michael suggest have it in conjunction with next Board meeting in Nov 12. Discussion about how many people allowed in and if we need to hold two meetings. Michael M. made a motion to combine the Homeowners Quarterly Meeting with the next Executive Board Meeting on November 12. Arlene C. 2nd. All in favor. Motion passed.

Meeting to determine outcome of election of new Board Directors will be December 10.

B. Pool re-plastering: Buzz H. . Not allocated in reserve budget/study, but must be done. Discussion on timing . before or after the cold weather. Louis D.: Sani-Tred has a product - rubberized paint - that will smooth out the damaged plaster. According to the manufacturer, five (5) gallons will solve our problem. Cost is \$550. Still need labor to prep pool and apply paint. If it would

work, could save \$14,000 or more. Suggests Board investigate further. Company claims the surface will last ~~for~~ years.+Agree to table item for further investigation.

- C. Amateur ham radio operators - antennas / rewording the Rules & Regulations. Buzz H. . Tim H. submitted suggested changes. Board will look into all the suggestions and decide at the next Board meeting. Tim H.: An amateur operator cannot willfully interfere with another person's electronic equipment, but if someone has equipment that is susceptible to interference it is up to the FCC to correct the problem. Unlikely we would have a problem because all modern equipment is shielded from such interference per Michael M.
- D. Pond odor . Update from Buzz H. - has been talking with two biologists who say problem is not just algae. Water coming from the well is ~~terrible~~+water. Problem with filling ponds also . if kept more filled, odor is less. #4 pond is cloudy . trying to get golf balls out will just stir up the bottom muck. But the main problem we have is keeping the ponds full. MJ Hendrie: Odor from pond #7 is much less now that pond is fuller. Buzz H.: In the past, checked into rubber lining for the ponds. nobody in town is doing this work, plus the cost would be prohibitive (\$50,000-\$60,000)

7. NEW BUSINESS

- A. Signage . Concerns regarding the cost of the new signage & lack of Board approval prior to purchase. Buzz H. . Table until Darren P. here in person.
- B. Assessment equalization: Request received to consider charging the same monthly assessment fee for all lots. Michael M.: Several residents have approached him about this. NRS 116.3115 requires that every HOA member be charged the same whether vacant or developed (home on the lot). Exception is made for declarant until amenities are turned over to the community. This has already been done. So all lots should be paying the same. Board made a concession to Art for vacant lots due to the financial recession. Think we should do more research regarding the original amendment to the CC&R~~s~~ and if there was a sunset date for this change before further discussion or making a decision. Tabled item.
- C. Temporary change in employee vacation policy due to COVID-19: At the end of the fiscal year, cash out unused vacation time instead of employees losing that time. Michael M.: Moves that for this year only, employees be paid for unused vacation time at the end of the fiscal year. (Four employees) Arlene 2nd. Discussion: Buzz H - So much work needing to be done is one reason they haven't taken all their vacation time. All in favor. Motion passed.
- D. Discuss need for additional employee on the grounds crew. Michael M.: Grounds crew working overtime and with increased number of residents, there is more demand for what they do within the community. Starting pay is \$10/hr. Michael M. moves the Board approves an additional member to the grounds crew. Louie 2nd. Discussion: Darren would like to see an employee assigned to specific areas e.g. trash containers, entrance area, pool/spa/patio. All agreed . will get together with Manny to discuss this. Vote: All in favor. Motion passed.
- E. Removal of street or stop signs by construction crew: Buzz H.: Have discussed with Darren already. There was a sign(s) taken down on the corner of Riviera and St. Andrews. Feel it is a safety issue. Stop sign down for two days. Darren felt it needed to stay down until work on home completed. Darren: couldn't get the home in with the stop sign there. It is back up now. Louie D.: Can understand taking it down to get a home in, but it needs to be put back up right away. Buzz suggests we make a policy stating this.
- F. Maintenance Committee: Tim Hollembaek . Couldn't find anyone to laminate something the size of the electric meter locator map provided by Valley Electric. Suggestion . cut a piece of plastic to size - if it is actually worth the effort.
Ty Hill still getting stand for solar mount on Brentwood. Also working on replacing fan in exercise room. Something wrong with fan itself.

Surface of bocce ball court . Darren is addressing this (needs to be harder for better rolling of the balls).

Cracked tiles: Tim dealing with.

Multiple telephone boxes in community damaged . Bradlyn Kelly trying to work with the phone company. No progress yet.

Old radio system box at front gate . Ty found it still works and he reprogrammed it & is making sure the EMS & Sheriff's Department have the correct frequency.

Exposed wiring in the parking lots . still getting bids to get this fixed.

Sent out RFP for 1-year contract to four companies in Pahrump. Received response from Wiremen Electric & Hargis.

Resident changed a cover to an outlet for RV use in NW parking lot and it needs to be corrected. D&J here now to fix this.

Paint on curb indicating a fire lane is totally coming up . needs repair. Buzz: Only reason painted red was a previous board member did not want people parking there. Tim will look into repainting it vs. removing it altogether. (It's not actually required)

Streetlights: Quotes to Buzz H. from Wiremen Electric to change the new lamps & fixtures (to corn cobb style). New bulbs definitely not bright enough. Buzz wants to talk with Wiremen regarding a deal for a better price since we just had all that work done. Dennis S.: The lights they demonstrated for us were not the same as the ones they actually put in. They demonstrated corn cob fixtures, but did not put those in.

Michael C.: Regularly walks around at night and confirms that the new bulbs do not have the same intensity and feels the lighting is a safety issue.

Marlene H.: Confirmed that couldn't see at night walking home and has to use a flashlight.

Buzz H.: Report of a car that was rifled in a driveway. Reminder to lock everything up. Also followed a truck filled with garbage . the truck left the community without stopping. Suspects they were going to dump their garbage, but did not when realized they were being followed. If see anything like this . get the license #. Carol, our USPS mail delivery person, has substitutes when she is not here. Lots of problems are occurring. She suggested we file a complaint at the website - then they have to investigate. Nothing will be done if we just go to the local post office.

8. HOMEOWNERS FORUM (*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.*)

MJ Hendrie: Clarified the allowed size of political banners.

9. ADJOURNED: 11:06 Michael M. made a motion to adjourn; Louis D. 2nd. All in favor. Meeting adjourned at 11:06

SUBMITTED BY: Linda Axford, Secretary
(October 8, 2020)