

Desert Greens 2001 HOA
Executive Board of Directors Meeting

DATE: September 10, 2020 (Thursday)
TIME: 10:04 a.m.
LOCATION: Clubhouse
PRESENT: Michael (Buzz) Held, President; Arlene Chandler, Vice President; Michael Mouer, Treasurer(part of meeting); Louis DeCanio, Director; Darren Proulx, Director, Linda Axford, Board Appointed Secretary
ABSENT: None
HOMEOWNERS: Dan Miller, Mike & Bonnie Nelson, Bradlyn Kelley, Dennis & Nancy Suter, Tim & Deborah Hollembaek, David & Sheri Florio, Marlene Hargis, Joan Fullmer, Ken Booth, MJ Hendrie, Wanda Posey

1. CALL TO ORDER & ESTABLISHMENT OF A QUORUM

2. HOME OWNER\$ 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

3. APPROVAL OF PREVIOUS MEETING MINUTES: August 13 & August 27, 2020. Louis D. made a motion to accept both meeting minutes; Arlene C. 2nd; all in favor.

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

5. TREASURER\$ REPORT: Michael Mouer . Table until next meeting. Found some templates for financial report that wants to utilize and is still working on it. Board met yesterday and has made a commitment to be more civil when there are conflicting opinions. Residents are reminded to not speak up during an executive board meeting. There was a misunderstanding regarding the motion to approve curb painting house numbers on the curb. This was approved per the recorded meeting. The company will be around again on September 19th and 20th. Curbs are common property, not personal property. Anemail will be sent to notify everyone. Please donq hassle the workers.

Ken B.: Was at that meeting where this was discussed and under the impression that it was not approved.

Buzz H.: We have listened to the recording and it was approved.

Ken B.: Request the Board rescind the approval.

Dennis S.: Was this project put out to bid?

Darren P.: Multiple calls were made - there is no one in Pahump doing this work and this was the only company from Las Vegas that returned the call.

Buzz H. Confirmed that the work will be completed.

6. OLD BUSINESS:

A. House #q painted on concrete in front of homes: Explanation & plans to complete the work. Buzz H.: Problem with not notifying homeowners of this project prior to beginning the work. The Board will work to ensure this not happen again. Emails will be sent out and a notice will be placed on clubhouse door.

B. Updates:

a. Clubhouse exterior paint/repair . looks good. Fence around spa and around the pool also repainted. All the wrought iron in the community also repainted.

b. Repair of east wall: has been completed

c. Streetlights upgrade to LED: Decision on which bulb worked best.

Michael M.: Opinion given to go with lower wattage bulbs.

Buzz H.: Couldnq see a difference with the 150 vs. 200.

Dennis S. Thinks light at bocce ball court is not bright enough.

Darren P.: We used a light meter and tested all the bulbs - they were about the same even though some looked brighter.

Louie D.:The perception of brightness seems to be affected by where the streetlight is located . perhaps due to reflection off of other structures.

Tim H.: Suggests we go with lower wattage bulb to save us money. Another issue is the way diffusers on light around the lamps constructed if look at light from distance it looks brighter from a distance than up close.

Question: How much money will be saved? Tim H.: Minimum of 50% savings.

Buzz H.: Should pay for itself within a year. Will also save on repairs.

Dennis: Bulb down in the housing and not getting the same amount of lighting due to the placement of bulb. Need to be lifted up some so there is more light being reflected down into the street. It's on an adjustable rod.

Buzz H.: Will talk with Wiremen about that.

Darren P.: We should ask the electrician who does the work to adjust them to the proper height.

Buzz H.: Tim will talk with Wiremen Electric.

Tim H.: Bid may increase with the extra work.

Buzz H.: if it does bring it back to the Board for approval.

Darren P.: Moves we engage Wiremen Electric to upgrade all the streetlight fixtures for the bid they provided, utilizing the most cost efficient bulb to operate. Ask them to adjust fixtures to the proper height. Louie D.: 2nd. (Bid was \$4347) All in favor. Motion passed.

Dennis S.: Recommend getting opinion of Wiremen Electric regarding the best lighting efficiency.

- C. Discussion re. notification of homeowners prior to commencing work on projects. (See A. above)
- D. Replacement of washroom light fixtures. Need W-9 from vendors . bid approved? Darren P. reviewed minutes from Aug 27 . motion passed to upgrade using Wiremen Electric. Tim H. will notify Wireman Electric that their bid was accepted and let them know we need the W-9 form completed.

7. NEW BUSINESS

- A. Pool will need to be re-plastered at end of season. Bid received from Pool Solutions . estimate was \$16-18,000. Can be done at end of this season or before spring opening. Contractor thinks it is better to do at the end of this season. Will be on agenda for next maintenance meeting.
- B. Combine the regular executive board meeting and the Board/Maintenance Committee meeting into one meeting held the 2nd Thursday of each month.
Buzz H. Board members have requested this change. Two meetings per month have become somewhat burdensome to some.
Discussion: Concerns that the Board still is able to listen effectively to the Maintenance Committee and that the purpose of expediting needed maintenance work not be compromised. Opinion that it will only add on another 30-45 minutes to the regular executive board meeting. Tim H. (chair of the Maintenance Committee) is OK with trying this. Michael M.: Motion to stop having Maintenance Committee meeting on the 4th Thursday of each month and to combine that meeting with the regular meeting on the 2nd Thursday -commencing in October. Arlene 2nd. Discussion . none. All in favor

8. 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.: Resurfacing pool . reserve study to be done this year. Suggest waiting until the study is done before resurfacing. Can maybe empty pool in the fall and have six months without maintenance costs . if this does not harm a pool to do so. Does not think there is enough money in the current study for these costs. Make this a planned maintenance by seeing that it is included in the next study this year.

Louis D.: Is it possible to use silicone paint to fill in cracks? Would be cheaper and solve the problem if it would work. Buzz H.: Need to check with pool professionals regarding that.

Tim H.: Next meeting would like to present information to modify the motion from previous meeting regarding amateur radio antennas. Proving an amateur radio operator/antenna will not cause interference is unenforceable and who would be actually doing that. It is not up to the amateur radio operator. Whole host of reasons is not appropriate. Will present some info to the Board on this.

Buzz H.: Send me an email how you want this worded and it will go on the agenda.

Darren P.: Requests Tim H. to propose a rewrite of the section (13. D.) in the Rules & Regulations.

MJ Hendrie: Stench of the pond preventing use of deck for over a year now.

Buzz: When golfing have not noticed a stench. Don't know what the answer is . we've used new chemicals to kill the algae. Having a problem keeping that pond filled. Will talk with Manny again about how that pond is being filled.

9. ADJOURNED: 10:45 per Buzz H.

SUBMITTED BY: Linda Axford, Secretary

(September 10, 2020)