

Desert Greens 2001 HOA
Executive Board of Directors Meeting With Maintenance Committee

DATE: September 24, 2020(Thursday)
TIME: 10:00 a.m.
LOCATION: Clubhouse
PRESENT: Michael (Buzz) Heldt, President;Arlene Chandler, Vice President; Michael Mouer, Treasurer;
Louis DeCanio, Director; Darren Proulx, Director; Linda Axford, Board Appointed Secretary
ABSENT: None
HOMEOWNERS: Dan Miller, Deborah & Tim Hollembaek, Ty Hill, Bradlyn Kelley, Tami Stevens, Dennis &
Nancy Suter

1. CALL TO ORDER & ESTABLISHMENT OF A QUORUM

3. REPORT FROM MAINTENANCE COMMITTEE:

Buzz H.: Reminder . this is the last separate meeting with the Maintenance Committee. This meeting will be combined with the regular monthly executive board meeting starting in October.

Tim H.:

Wiremen Electric is currently on site upgrading the streetlights & the work should be completed today.

There was an issue on Montecito with spilled oil from an overfilled diesel tank on their man lift. Kitty litter has been put on it and there should not be a problem. The lamp sockets will be lifted to a higher position so that the new LED lamps are at the same as the old lights.

Sprinkler on Brentwood has been capped off and the landscaping completed in that area.

New map locating all the electric meters within the community has been obtained from Valley Electric. One is in the office now and another will be laminated and put on a wall in office for quick reference.

A resident donated a new garbage can that is outside the clubhouse with an instruction sheet for recycling. (Crushed aluminum cans only)

Manny reported that the grass that is turning brown is getting enough water . there is another issue going on. He says it happens every year and he is well aware of the situation and is dealing with it.

Pool pump house has multiple issues: Exposed wiring, ground wiring not hooked up, two water leaks, old metal housing outside structure. Wiremen Electric took care of all the exposed wiring and Shawn has cleaned up the whole area and fixed the water leaks.

Resident has suggested we get one toilet in each restroom changed to a raised toilet.

Buzz: Handicap stalls have raised toilets now. Bradlyn K. is checking the cost of adding one more in each (men's & women's) bathroom.

Ty H. is completing a new mounting for the solar light on Brentwood. Also working on the malfunctioning ceiling fan in exercise room.

4. NEW BUSINESS

Tim H.: Some residents are unhappy with lighting at bocce ball court. In the process of obtaining bids to install a second streetlight (with a switch).

Darren P.: Is the spotlight not providing enough lighting? It's very bright . that can't be the problem- is on a switch . are people unaware of the need to turn it on? Several Board/Maintenance Committee members will check it tonight at 7:30.

Install signage . defer discussion for another meeting per Buzz H.

Tim H.: Resident reported hurting his/her back due to surface of oyster shells on the bocce ball court. The balls don't roll well enough, so one has to use a lot of effort to heave the ball far enough. According to the research, oyster shells are a good surface, but have to be watered a lot to have a hard enough surface upon which the balls will easily roll.

Cracked tiles in this room . will see about getting those replaced.

Light switch in TV room installed upside down . has been fixed.

Damaged ATT mechanical boxes (someone backing into them). Unknown who is responsible for them.

Bradlyn K. is looking into this.

Old gate radio system box out front . Ty H. checking out whether it is useful or not to fix this for possible use by EMS. Will then make a decision to remove or not. Ty . questioned whether it was even worth dealing with. EMS is using the new system. The box is Version 1 and we do have the manual. Trying to get sheriff's office to find out what frequency they would want programmed into it. It should work with a good battery in it. Believes in redundancy . if keypad not working, but the old system was still working, EMS could get in.

Buzz H.: Getting bid to replace the battery system that is backup for the gates when electricity is lost. Also a way to open the gates manually if needed. Gates should automatically open with loss of power (front gate only). Don't know if we can manually open the back gates.

Ty H.: It would be safer to have both front and back gates open manually in case of a community wide disaster that would result in many people trying to get out at one time.

Tim H.: Southeast parking lot streetlight is 2/3 in middle of a parking spot - has been removed in the past but there is exposed wiring from that light. Getting bids (Wiremen Electric, Hargis Electric, and D&J) to put exposed wires into a sunken vault. Has one bid so far. Will have to remove the concrete pad where the light had been.

Darren P.: Suggest getting hourly bids from these vendors to save them the time of putting bids together for smaller projects. Would then select one vendor to have a contract with for small projects.

Buzz H.: In the past, for smaller projects, we have just called Hargis because they were more cost effective with their hourly charges. At one time we did have a contract with them, but at times they did not respond to calls in spite of the contract. If we did decide to have a contract with a specific vendor, we wouldn't have to get three bids for smaller projects.

Tim H.: Will get bids for an ongoing contract (one year only per NRS) for electric services.

Exposed cable TV wiring in NW corner parking lot right next to a Valley Electric's transponder. Old TV cable wires. Suspect it is not being used.

Buzz H.: Phase One did provide cable a number of years ago.

Tim H.: Getting bid to have those wires also put in a vault in the ground.

Some white plastic flags stuck in front of houses (lot #) in various places. Question whether this is potentially confusing to first responders. Would have to talk to the residents to remove them.

Buzz H.: Will send to the ACCAs well as put in Senior Moments.

Tim H.: Resident complained about gophers on the golf course. Maintenance crew working on it . have already killed 5-6 of them.

Reminder: Maintenance Committee meeting at 10 a.m. first Thursday of each month starting in Oct.

Darren P: Asked for clarification on the issue with the signage. Buzz H.: Concerns are financial . will talk about at next board meeting.

9. Adjournment: Michael M. made a motion to adjourn; Arlene C. 2nd. All in favor. Meeting adjourned at 10:36.

SUBMITTED BY: Linda Axford, Secretary