

**DEEP CANYON TENNIS CLUB OWNERS' ASSOCIATION**

**BOARD OF DIRECTORS  
REGULAR SESSION MEETING  
APRIL 17, 2024**

**The meeting of the Board of Directors of Deep Canyon Tennis Club Owners Association was held on April 17, 2024, at 3:00 PM at the clubhouse and via Zoom.**

**BOARD MEMBERS PRESENT:** Sheri Shepard, President via Zoom  
Gretia Capri, Vice President  
Chuck Owens, Secretary  
Jim Sterken, Treasurer via Zoom  
Ken Van Osdol, Director

**Also Present:** 130 Owners in person  
Jennie Brookes  
Barbara Vanscoder, via Zoom  
25 owners via Zoom

**CALL TO ORDER**

**Sheri Shepard called the meeting to order.**

**COMMITTEE REPORTS**

**Reports were provided by the Tennis and Social.**

**2024-2025 BUDGET UPDATE**

**Jim Sterken requested Brian Yellin give a report to the board on the status of the draft budget. Brian Yellin reported to the board the 2024-2025 budget is reflecting a \$20.00 increase in monthly assessments. The budget contains one large unknown of security with Vintage Patrol giving the association a 30-day termination so the budget could result in a \$35.00 increase in monthly assessments based on current bids.**

**CONSENT CALENDAR**

**Gretia Capri made a motion to approve the Consent Calendar of minutes for March 22, 2024, the March Financial statements, and the purchase of a golf cart in the amount of \$2,800. Jim Sterken seconded the motion. The motion was unanimously approved.**

**OLD BUSINESS**

**Court Resurfacing – Sheri Shepard recused herself and left the meeting as Tony Bardsley, her husband, was bidding. Bids were received from Palm Spring Tennis Courts for \$27,000; Courtmaster for \$24,000; and Tony Bardsley for \$18,000.**

**Chuck Owens made a motion to engage Tony Bardsley and volunteers to resurface courts 4, 5, and 6 to be completed by October 31, 2024, at a cost of \$18,016. Gretia Capri seconded the motion. The motion was unanimously approved.**

**Gym Remodel – Gretia Capri provided an update on the gym remodel to start after Mother's Day weekend and should be completed by June 30, 2024. The gym equipment will be set up in the card room or Library and all other equipment will be stored elsewhere on property, not in the ladies' locker room. Presently the ladies' locker room will become a unisex bathroom upon the completion of the remodel.**

**NEW BUSINESS**

**Insurance Property Policy – Jim Sterken made a motion to approve the renewal of the property and casualty insurance at a cost of \$114,615 for 2024-2025. The motion was seconded and unanimously approved.**

**Earthquake Policy – Gretia Capri made a motion to approve the renewal of the earthquake policy at a cost of \$59,519 for 2024-2025. The motion was seconded and unanimously approved.**

**Pickleball Sound Study/Task Force – Sheri Shepard announced that the board received the April 16, 2024, sound study from Spendiarian & Willis. The board approved the study in April 2023. The quote was to present an assessment of the noise impact of pickleball and plan for noise abatement with the idea of increasing the number of courts in the RV Lot area. The initial report was received in November but was missing key elements. Spendiarian & Willis were noticed of missing data and the report was reissued on April 16, 2024.**

**Chuck Owens made a motion to release the April 16, 2024, Spendiarian & Willis sound study to all owners. Gretia Capri seconded the motion. The motion was unanimously approved.**

**Task Force Committee – Sheri Shepard announced that the Task Force has been meeting and was to have a solution to the board by April 14, 2024. The committee has investigated many items and is requesting a 30-day extension.**

**Chuck Owens made a motion to extend the deadline by 30 days as requested. Sheri Shepard seconded the motion. The motion unanimously approved.**

**Landscape Advisory Committee – Appointment of chair and new members.**

**Chuck Owens made a motion to appoint Mike Rogers as Chair; add Claire Diess and Alex Jones to the committee with one-year terms; Mike Rogers, Joan Beauregard and Betsy Burns will each serve a two-year term. Sheri Shepard seconded the motion. The motion was unanimously approved.**

**Terms of Reference - Sheri Shepard thanked Jan Nolan for her work on the Terms of References that were written for Finance and Security.**

**Ken Van Osdol made a motion to adopt the terms of reference for both the Finance and Security committees as submitted. Chuck Owens seconded the motion. The motion was unanimously approved.**

**Ken Van Osdol made a motion to form a new Safety and Security Committee to become effective immediately with the appointment of the following members:**

- 1) Steve Jackson – one year**

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- 2) Bonnie Ehle - two years**
- 3) Paul Blanton - one year**
- 4) Joe Rooney - two years**
- 5) Amy Kemper - one year**
- 6) Cal Bucholz - two years**
- 7) Karen Lord – one year**

**The Committee's overall scope of responsibilities will include the following:**

- 1) Develop a plan for updating the current front-gate security system.**
- 2) Provide guidance to homeowners and renters on proper residential security.**
- 3) Review and suggest improvements for nighttime landscape lighting.**
- 4) Conduct an ongoing campus-wide assessment of trip, fall and safety hazards.**
- 5) Assess other safety and security matters as they become apparent.**

**The Committee's first priority, specifically, will be:**

- 1) To assess current and future front gate and perimeter security needs of DCTC;**
- 2) Research available security vendors, methods, systems, and technologies that are appropriate to our needs at DCTC;**
- 3) Prepare for the board's consideration viable security solutions and options for the DCTC property and its residents; and**
- 4) Prepare a roll-out plan of implementation steps, communications, and timelines to ensure a smooth and accepted transition to a new and updated security system.**

**The Committee will follow the *Safety and Security Terms of Reference* and each member will be asked to abide by the *Committee Member Code of Ethics and Conduct*. Chuck Owens seconded the motion. The motion was unanimously approved.**

**Jim Sterken made a motion to appoint Brian Yellin and Steve Varon each with a two-year term and Andy Sacks with a one-year term to the finance committee. Sheri Shepard seconded the motion. The motion unanimously approved.**

**HOMEOWNER FORUM**

**Several owners spoke topics covered were the sound study, minutes, draft budget, task force members, medical supply closet, transition nursery, printing of roster, landscape survey, weed killer.**

**ADJOURNMENT**

**There being no further business, the meeting was adjourned at 3:52 PM.**

**Respectfully Submitted,**

**Chuck Owens, Secretary**