

DEEP CANYON TENNIS CLUB OWNERS' ASSOCIATION

BOARD OF DIRECTORS REGULAR SESSION MEETING OCTOBER 9, 2024

The meeting of the Board of Directors of Deep Canyon Tennis Club Owners Association was held on October 9, 2024, at 1:00 PM via Zoom.

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

Also Present: Barbara Vanscoder
40 owners

CALL TO ORDER

Sheri Shepard called the meeting to order.

MANAGER'S REPORT

Barbara Vanscoder reported that there are 34 open service orders; 32 maintenance and 2 landscape. Manny Cruz has been in contact with owners scheduling the completion with a goal of having them closed by November 1st. Landscape is having trees trimmed October 9th – October 15th; Fall seeding will begin on October 21st and flowers planted by the first week of November. Ants are in abundance due to the scalping and Western Exterminator will be out the third Monday of the month. Vector Control is scheduled to address Fire Ants on October 18th. Maintenance installed “Maglock” locking system on the clubhouse doors and they automatically lock at 10pm and unlock at 7 am.

COMMITTEE REPORTS

The Security Committee gave a report on the completion of phase one of the security project. The installation of cameras, virtual guard via a remote kiosk system, and the license plate reader. These components went live on October 1st. It has been very successful with the first two days having volunteers up at the gate helping individuals navigate the new system. It is the committee's intention to have volunteers at the gate to help again at the beginning of November. The license plate reader has been very successful; there have been a few glitches with the kiosk with pushing the button multiple times, as well as a disconnect with the gate arm no lowering after a vehicle. These are all solvable issues. AGS is working on the gate arm to solve its disconnect and if everyone will remember you only need to push the button once and give the operator time to respond. The committee thanked the following volunteers: Maxine Ross, Susan Maxwell, Vincent Gerace, Andy Barlass, Patrick McCurry as well as committee members Bonnie Ehle and Paul Blanton for working to help with community access.

CONSENT CALENDAR

Chuck Owens made a motion to approve the Consent Calendar of minutes for September 12, 2024. Jim Sterken seconded the motion. The motion was unanimously approved.

OLD BUSINESS

Rules and Regulations changes. Tabled waiting changes from Committees.

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AB1572 Committee Formation.

Chuck Owens overviewed the impact that AB1572 is going to have on the community and feels that the board should establish a committee to address the future of the community as it relates to AB1572. He noted that this committee should be having public meeting so all owners can attend if they choose. He recommended that Gretia Capri chair the committee and that all board members take the month to consider this committee. Gretia Capri noted that she spent a considerable amount of time researching the history of changes over the past years' landscape and felt the board should consider a two-stage approach to the formation of the committee. With the first stage being a small group to address 12 subjects and provided the facts on the 12 subjects to the second stage to work on the solution for the recommendation to the board. There was an extensive conversation, and the matter was tabled for further consideration.

NEW BUSINESS

LAC Preliminary plans for Rod Laver and Bill Tilden: Discussion was held about how the LAC plans to approach the subject of the conversion of these two locations. The committee met with Paul Ortega and plans were provided that addressed a larger area of conversion than was originally approved by the board. The plans were provided to the board along with plant description with a photo, a sample of the letter that would be sent to the 40 owners closest to the area of conversion for comment as well as a sample RFP for the installer to bid. It was determined that the packet will be sent out via DCTC Owners so all owners can comment. Questions were raised about the drainage and erosion of the hillside and the concerns of the area looking like when completed. Paul Ortega was asked to look at the areas that were close to asphalt and provide a suggestion on how the conversion would impact that area as well as the concern about how plants would look summer vs fall. He will be providing more information.

Interview of attorneys to represent DCTC: Chuck Owens provided four names of attorneys for the board to consider interviewing. Adams-Stirling, Delphi, Guralick and Gilliland, and Roseman Law Firm. The board agreed it would be good to get proposal from all four and then schedule interviews over two days. The question will be raised to each firm if the interview should be held in open or executive session.

Nomination Committee formation: Each board member needs to provide Barbara Vanscoter with a name of someone to be on the Nomination Committee. Please provide the name by the end of the month.

Reminder of several CAI conferences that will be held in November. Chuck Owens will send an email to each board member with the dates.

HOMEOWNER FORUM

Five owners spoke regarding meeting procedures, Owner communication, landscape, tree trimming, budget, pool 12 co-ed bathroom, committees and thanked the board for their time and work.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 3:10 PM.

**Respectfully Submitted,
Chuck Owens, Secretary**