

Board Meeting Notes December 28, 2012

Submitted by Larry Fine

Note: These notes were taken at the meeting. They have not been approved by the Board. Reasonable care was taken in their preparation, but there may be some inaccuracies and omissions. Official minutes will be posted when they become available.

Present: Board members Jim Grosse, Charles House, and David Pingree; Desert Management assistant manager Jennifer Huntsman.

Call to Order at 8 AM at Clubhouse

Open Forum (comments by homeowners in attendance)

- Signage needed at dumpsters to discourage people from leaving mattresses, furniture, and other unauthorized items.
- “No Smoking” signage needed at pools.
- We should have separate recycling bins for cans and bottles so that those who make a living by scavenging and cashing in on them don’t have to rummage through personal papers in the recycling canisters.
- Overwatering continues to be a problem, creating flooding and wet walks.
- A unit owner who was charged with looking into the cost and feasibility of wireless Internet for the complex reported that we are just outside the geographic limits for most companies that provide this kind of service. A few other possible solutions were discussed, mostly for several unit owners in each building to share wireless service that comes with regular Internet service.

Minutes from the November meeting were approved.

Financials

- Year-to-date financials are on track, though November financials showed an expected shortfall due to expected higher-than-normal landscaping needs and ongoing high utility bills. Reserves are on track and healthy.
- The financial report was accepted.

Management Report

- Management met with Home Depot to discuss decking material options. Materials were on display for attendees to look at.
- A new glass tabletop was acquired for the West Pool to replace a broken one.

- The painting schedule for the buildings has been set to begin February 15th and run through sometime in April. Painters will work with landscaping crew to prepare buildings for painting, and how to deal with shrubbery on buildings will be dealt with on a case-by-case basis. Unit owners will be notified and will have to remove outdoor wall hangings. They should also, if possible, move outdoor furniture away from walls, though painters will probably move and cover the furniture as necessary.

Business at Hand

- Clubhouse Update: Jennifer got some bids for painting and carpeting. One bid for painting was about \$3,000. Carpeting ranged from \$6,600 to \$10,700 depending on carpet quality, though some Board members thought the bid a bit high. The amount available from Reserves for the Clubhouse renovation is \$20,000, so the bids are well within our means. Jennifer will continue to get bids for this work, which also includes new linoleum for the kitchen, and possibly some new furniture if the budget permits.
- Painting Schedule: See under Management Report
- Deck Discussion: See under Management Report
- Unit 101 Request for Reimbursement: Tabled for the moment while Board does some research on the issue. (Involved some plumbing and electric issues as to who is liable for damage to equipment)
- Request for lighting of tennis courts at night: A bid was received for \$3,000 to fix the tennis court lighting at the request of a rental agent. Some Board members thought it was too much to spend for the amount of use the tennis courts get at night (almost none). The matter was tabled for the time being.

Committee Reports

- Architectural Committee: Approval was given for new windows and a sliding door at Unit 63.
- Pool Committee: Approval of bid for auto-fill mechanisms for two spas and the South Pool. The spas can be done right away; the pool should not be fixed until the end of the season, as it will require emptying and refilling the pool.
- Lease Committee: Freeman's attorney has just responded to our attorney's suggested wording for the insurance clause of the CC&Rs. The Lease Committee will be in touch with the attorney about it. The Bureau of Indian Affairs has responded to the new lease with requests for minor wording changes. Freeman and the ACDA are working on that.

Correspondence: Jim Grosse asked Jennifer to send out compliance letters.

Adjournment