

Board Meeting Notes
May 25, 2012

Submitted by Nancy Heck

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, David Pingree, and Karen Parks; on teleconference phone, Board members Charles House and Bill Ehrlich; Desert Management owner Jim Lewis and assistant manager Jennifer Huntsman.

I. Call to Order at 8 AM

Board Vacancy: First order of business for Board members was to ratify the appointment of Karen Parks to fill the Board vacancy. Motion was made and passed. B. Ehrlich stated for the record that his vote was “no” due to his concern that K. Park’s unit is held in a Trust, and that, therefore, she may not technically be an “owner.” K. Parks stated that she had obtained legal counsel regarding this matter, and that according to the Bylaws, page 23, she is qualified to serve on the Board.

II. Open forum

Comments from homeowners during the Open Forum:

- Homeowner stated that people who are not owners or residents in CCCE are using our grounds to walk their dogs, and that some dogs were off leash and some leave their droppings. She called the Police to report the trespassers, and they told her to call 911 the next time and they would respond. It was also noted that any droppings not picked up and left on the grounds should be picked up by the gardeners.
- Homeowner commented on the new desertscape at the 2255 building. She noted that there were spaces between the rocks where the black material shows through and that it should be filled in.
- Homeowner commented on the desertscape at the 2255 building. He feels there should be more color, height, and density. He sees the river-rock look as artsy and artificial; he would like to see a more natural look.
- Homeowner expressed concern regarding the condition of unit 91, left vacant by renters. J. Grosse stated that we cannot control whom owners rent to; however, he would like to see a signed statement from the owner and renter affirming that the renters have received a copy of our Rules and Regulations and CC&Rs. He suggested that the Board review the language in the rules and see if any changes could be made to give us more control, perhaps by increasing the fines to the owner if a violation occurs. J. Lewis stated that any changes to the CC&Rs would require attorney review, and we may want to hold off making any changes until the new Davis-Stirling Act comes out next year. Davis-Stirling is the section of the California Civil Code that governs HOAs.

- Homeowner expressed concern regarding the condition of some of the patios. J. Grosse stated that the standards of acceptability are somewhat subjective, and we could try to get more specific language to spell out what is and is not allowed.

III. Approval of Meeting Minutes of April 27, 2012

The minutes from the April Board meeting were approved.

IV. Approval of Financial Statements

Treasurer Charles House stated that our cash position is good; our Reserves are at \$385,000, with no additions for the balance of the year; revenue is on budget; expenses are on budget again except for utilities – gas is higher because we heated more pools, water continues to be higher and we continue to look for leaks. There was some maintenance expense due to roof repairs from wind damage, welding and painting of railings, and refinishing a door. Charles stated that we should make every effort to stay close to budget for the rest of the year.

The Financial statement was approved.

Delinquencies:

Jim Lewis (Management) stated that there is no action required at this time.

V. Management Report

- The jets in Spa #2 were fixed.
- A sewer line at the 2190 bldg. was replaced due to damage from tree roots.
- The xeriscape was completed at the 2255 bldg.
- The perennial flowers were planted. J. Grosse noted that there was grass growing in the flower beds. He asked Jennifer to follow up with Sammy.
- Trees were pruned. J. Grosse noted that Sammy and the gardeners were working on the trees on a Sunday, which is a violation of our Rules. Sammy was notified and apologized.
- Mattress and sofa in the trash area were removed.
- Club House lights were repaired.

VI. Business at Hand

- Wind Screen: Wind screen at the north end of Tennis Courts 1 & 2 is torn at the bottom and is coming loose from the fence. Sammy said it can't be repaired, but J. Grosse thinks it should be saved so we don't have the expense of replacing the whole panel. K. Parks suggested we get the vendor who put the screen up to give us a bid to repair. J. Grosse asked Jennifer to get a bid.
- Trash Enclosure Wall Cap Bids: The bid for \$137 to repair the wall cap was approved, with an additional "not to exceed" of \$150 to repair the fence.
- Bldg. 2170 Mailbox Light Bids: The conduit should not be run along the outside wall, and the bids did not clearly show where they were running it. J. Grosse asked Jennifer to contact vendors and ask them to clearly identify where the wire would run. The matter was tabled to the next meeting. There was discussion about contacting the new owners of #13 to ask if we can run the wire through the wall in their unit.

- Possible Rule Change: What is allowed to be stored in carports and patios needs to be more clearly defined. Carport storage should be limited to each owner's storage unit. Patio language could be something like "typical patio furniture." Again, any change in the language would have to be reviewed by legal counsel and approved by homeowners. A discussion was held regarding the responsibility of owners to shut off their water valves when not in residence. N. Heck read page 24 of the CCCE Rules and Regulations, wherein it clearly states that owners must turn off their water shut-off valves during any period of seven or more consecutive days in which the unit is unoccupied.
- Common Area Smoking: J. Grosse explained that this item is on the agenda only to solicit input, and would include only the common areas, such as the pool, laundry rooms, and club house.
- Bicycle Storage: Bicycles stored in laundry rooms that have not been claimed by owners will be removed. Discussion was held regarding storage of bicycles on patios and balconies. K. Parks explained that the bicycle racks in the laundry rooms were put there years ago because homeowners asked for a place to store their bicycles.
- Accustom Plumbing Bid: The bid for \$390 to repair the cracked sewer line under the club house (in the roof of the carport) was approved, subject to inspection by D. Pingree and K. Parks.
- Clubhouse Carpet: J. Grosse asked that a committee be formed to come up with a plan to restore the clubhouse; i.e. carpeting, painting, and new flooring in kitchen and bathrooms. The committee would make a list of priorities, get bids, and make recommendations to the Board. There is \$17,000 in Reserves for the clubhouse renovation. K. Parks and D. Pingree volunteered to take this on.

VII. Committee Reports

Landscape Committee

- Nancy Heck reported that the desertscape at the 2255 building was completed except for the replacement of the fruit tree, which was on a separate bid that had not yet received Board approval. The Arizun bid for \$337 for the tree was approved. A discussion followed as to whether it should be a lemon or orange tree. The Landscape Committee will make a decision and let Sammy know.
- A discussion was held regarding ants on the property. Rudy's Pest Control is the vendor we use to control/kill ants. However, it is Arizun's responsibility to clear off any inactive sand mounds once the ants are killed. The Coachella Vector Control District has the responsibility of fire-ant eradication, and they treat our grounds twice a year.

Architectural Committee

- A request from homeowner in unit #13 to install washer/dryer and new windows was approved, with the caveat that it conform to our architectural standards.

Pool Committee

- Bids to replaster the East pool were reviewed. It was not clear whether or not the bids as written included the tiling that represents the tennis racket strings. Bids should also include new halogen lights, which are more efficient. J. Grosse asked Jennifer to obtain

revised bids with more detail. The Board will call a special session when the revised bids are received so they can make a decision and have the work done this summer. There are funds in Reserves for this project.

Security Committee

- Nothing to report.

Lease Committee

- Bill Ehrlich said he received an email from Bill Fey stating that they are “tying up loose ends” on the Lease. Since the BIA has introduced new regulations which will go into effect in August, allowing us to go directly to the Indians if necessary, the owners of the sandwich lease will have to make a decision by August as to whether they will approve the Lease.

Correspondence

No action required.

Meeting adjourned, followed by Executive Session.

Next Regularly Scheduled Meeting: Sept 28, 2012 at 8 AM

A special Board Meeting to review the pool replaster bids will be scheduled pending receipt of the revised bids.