

Board Meeting Notes March 17, 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, Bill Ehrlich, Charles House, David Pingree; Desert Management Assistant Manager Jennifer Huntsman; about a dozen residents.

I. Call to Order at 8 AM.

II. Open Forum

Sammy Beltran of Arizun Landscaping, and Dennis from the pool service company, are present to answer resident questions.

Residents asked Sammy various questions about landscaping. Most are related to business to be taken up later in the meeting (see later).

Residents and Board members asked Dennis about pool issues:

The Health Dept. closed the South Pool/Spa because of water in the light fixture and because the gate does not close automatically. Dennis fixed the light and tightened the gate spring, then called the Health Dept. to reinspect. Board members noted that some residents intentionally leave the gate ajar to avoid having to bring their gate key; also that it is possible that the gate spring needs replacing if it does not close reliably.

Residents seem to be monkeying with pool and spa controls, causing problems, including excessive water use. Where possible, the controls should be locked. Dennis has a lock on order.

The East Pool has been cited for needing plaster repair. Dennis will present a bid to replaster the East Pool, which has already been done to the other pools. He will also present bid for auto-fill mechanisms, and for automatic chemical dispensing mechanisms, the latter now required by law whenever a permit is pulled for major pool repairs.

Larry Fine reminded Jennifer that Bldg. 2170 has been waiting for two months to get the building light on the second floor repaired. He also asked the Board to consider installing a light by the mailboxes at 2170.

A resident noted that the utility doors at the Clubhouse are weathered and need repair, and that the railings have peeling paint. Jim G. said that the Board had accepted a bid for repairs and

repainting of the railings throughout the common areas, which should begin in a couple of weeks.

III. Approval of Meeting Minutes of Feb. 24, 2012

Minutes approved.

IV. Approval of Financial Statements

Treasurer Charles House stated that our cash position at present is adequate; revenue is on budget; expenses are on budget, except for utilities, which are high due to excessive water use over the past few months, but that that appears to be decreasing now due to many small leak repairs and conservation. Reserves are 45 percent funded in accordance with state law, and this percentage is rising. There are two units in foreclosure, with about \$12,000 delinquent, and three other units in delinquency to the tune of about \$2,000. This is low compared to many other complexes. Notices have been given and liens placed, where appropriate. One unit is on a payment plan, but it appears that half the money is going to a collection agency, even though the Board never authorized that and has no contract with them. Jim G. asked Jennifer to look into this.

Financial statement approved.

V. Management Report: Nothing to be discussed

VI. Business at Hand

a. Laundry Carts

Shopping carts taken from supermarkets and used as laundry carts frequently appear on the grounds or in the laundry rooms. They are an eyesore and make a bad statement about the property. They are also illegally taken from their owners (the supermarkets). On each cart is a phone number of a company that, by arrangement with the state, picks up the carts and returns them to their owners, but even when returned, more show up. Jim G. asked whether the Board thought we should invest in some real laundry carts for the benefit of the residents, in part as a way of stemming the flow of illegal shopping carts onto the property. After some discussion, it was concluded that this was not the proper role of the condo association and probably would not stop the shopping carts from showing up, and that those who needed a cart could easily purchase a collapsible one for their own use. It was decided that we should continue to report the stolen carts, and should undertake to educate the residents about the problems associated with these carts.

b. Flower Beds: Current status of flower beds. No action needed.

c. Patio Wall at 310 San Jose

This wall, and the area in front of it, are bare after a vine and a tree were removed. It was decided that a new vine should be planted, and that grass should be grown in the area in front of the wall.

d. Trash Enclosure (Cap)

The trash-area enclosures are constructed of cement block with a cement cap. The caps on some of the enclosures are coming apart and need re-cementing. It was decided to get bids on doing this work.

e. American Leak Detection Bid

Charlie has been aggressively pursuing the cause of the water bill increase, and building 340 has been identified as one in which water is running continuously. A bid was received from American Leak Detection to pin down where the leak is coming from within that building. The estimated bid of \$700-\$1,000 was approved by the Board. It was also noted that someone in that building reported hearing what sounds like a continuously running toilet in a neighboring apartment.

f. Sidewalk Replacement Bids

Building 451 has a section of sidewalk that sticks up and is a hazard to pedestrians. It apparently sticks up too high for grinding down, so it needs to be replaced. The Board approved Arizun Landscaping's bid of \$387 to replace it.

g. Fitness Room/Elliptical Trainer

The Board received bids for an elliptical trainer, requested by several residents for the fitness room. One model was \$4,000; another with fewer features was \$2,650. The Board approved the less-expensive model.

h. Roofing Bids

The Board received bids from several roofers for repairing damage caused by the mid-January windstorm, in which a number of clay tiles were blown off. A bid from Peak Roofing was approved. Jim G. told Jennifer that in the future, maintenance items like this should be taken care of immediately and not sent out for bid.

VII. Committee Reports

a. Landscape Committee

As mentioned earlier, the Board approved planting grass in the area in front of the wall on the north side of Bldg. 310.

The Board approved rejuvenating the vegetation in the courtyards of Bldgs. 2170, 2180, and 2190. These three courtyards are covered with decks, and so are less likely to be candidates for

desert landscaping. Thus, in the interest of maintaining them, the vegetation needs to be rejuvenated where needed.

Arizun submitted a bid for desert landscaping in the courtyard of Bldg. 2255. It was for \$5,650 for the landscaping, plus \$337 for planting a tree. The Board thought the bid might be on the high side, and there was some concern that we didn't know exactly what design Arizun had in mind. It was decided to table this until Nancy Heck returns in April, and to have her (and committee) come up with a design first, then have Arizun bid on executing that design.

b. Architectural Committee

Requests from two units for replacing windows were approved subject to their following published guidelines.

c. Pool Committee: No business

d. Security Committee: No business

e. Lease Committee: No business. Bob Fey to speak at Annual Meeting this afternoon.

VIII. Correspondence: No business

IX. Adjournment