

Board Meeting Notes
April 26, 2013

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, Mark Miller, Karen Park, Charles House; Desert Management owner Jim Lewis, assistant manager Jennifer Huntsman.

I. Call to Order at 8 A.M.

II. Open Forum (homeowner comments)

The cement floor is crumbling in one of the carports near Bldg. 2170.

Tile is missing on some roofs due to storm damage (Jennifer says that the roofing company has already been notified.)

The toilet in the women's bathroom in the Fitness Room needs repair.

An equipment box in the ground near Unit 88 gets submerged in water.

The East Pool lights come on too early.

The timer for the garage lights works erratically.

III. Approval of Meeting Minutes

Minutes for the March 16th Board meeting, and for the Annual Meeting, were both approved.

IV. Approval of Financial Statements

Charles House reported that due to changes in the FDIC insurance limits on deposits, it's necessary to divide up the organization's certificates of deposit between financial institutions. This is being taken care of.

House reported that we are basically on budget, except for utilities, which continue to fluctuate, and are sometimes excessive.

The March financials were approved.

A delinquency of \$2,100 from a foreclosed unit should be written off to the reserve account for defaults, as it is unlikely to ever be collected.

The draft audit was approved. Also approved was a letter of representation to the auditor.

V. Management Report

Jennifer described the results of her walkthrough of the property, what she found, and what is being done to remedy the problems. A long list.

VI. Business at Hand

a. Curb Painting: Board votes to get bids for painting curbs red where parking is not allowed. Some people are parking in no-parking zones.

b. Decks: Mark Miller suggests that where wood is deteriorating, turning the wood over and using the non-deteriorated side for fastening may result in many years of additional use at little cost. The Board agreed to get bids for trying this out on one deck.

c. Tenant Policy: Jim Grosse put together a new policy, with associated form, requiring owners to supply management with the names and contact information of their tenants, and for owners and tenants to sign saying that they received and read the association's rules and regulations and agree to be bound by them. Board approved the policy, which Jennifer will now send out to all unit owners for required comment period.

d. Table Tops: Board discussed replacing acrylic table tops in pool area with iron mesh ones so that they won't get destroyed in wind storms. Jim will send price quote from one manufacturer around to Board members when he receives it. Depending on relative cost, another possibility is to replace the entire table with one with iron mesh top.

e. Clubhouse Committee: Karen Park reported that keys to some of the clubhouse rooms don't work reliably. Jennifer will get the locks fixed or new keys.

f. Tennis Court Retaining Wall: Board asked management to obtain bids to paint green wall.

g. Light Pole Bids: Board approved a bid to wash globes and paint light poles.

h. Sign Bid: Jim Grosse received a bid for around \$7,000 for upgrading property signage, which he thought high. He asked management to get some more bids.

i. Painting Critique: Board asked assembled audience for critique of building painting just being completed. Criticisms included not painting undersides of railings, not painting undersides of some room overhangs, paint smudges on some ceiling fans and other places. Jennifer may send out e-mail asking for further complaints so that all complaints can be remedied at one time prior to painters leaving premises.

j. DCH Bid: Bid to put all exercise room lights on one switch was discussed. The bid appears to use a radio-frequency system. There was a question as to whether there is a better or less-expensive way to accomplish this. Also discussed was the need for a timer to automatically turn off the lights if users forget to do so. Jennifer will follow up with vendor to get questions answered.

VII. Committee Reports

a. Landscape Committee: Board approved request by Unit 48 to add plantings in front of unit to block sun, work to be done at no cost to the Association. Board approved removal of cypress trees that block view in front of Unit 13 patio at request of Unit 13 owner. These trees were not part of original landscaping plan and are out of place, thus should not receive preferential treatment for retention.

b. Architectural Committee: Board approved request for new window by Unit 90. Board denied request for door kick plate by Unit 31. Kick plate was there to cover deteriorated wood, and is architecturally inappropriate. Unit owner should get new door instead.

c. Pool Committee: No report

d. Security Committee: No report

e. Lease Committee: Larry Fine reported that Bob Fey said that the BIA discovered another typo in the new lease, so has not yet approved it. Frustrating!

VIII. Correspondence: None

IX. Adjournment