

Board Meeting Notes
April 27, 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, Charles House, Bill Ehrlich, and David Pingree; Desert Management owner Jim Lewis and assistant manager Jennifer Huntsman.

I. Call to Order at 8 AM

II. Open forum

Comments from homeowners during the Open Forum:

- Concern was expressed regarding the way in which the landscapers are using the string type trimmer to edge the grass. The trimmer takes away too much of the grass, leaving bare ground in places that is very unattractive. Homeowner asked if it would not be better to simply leave the edges natural. Jim Lewis said he would talk to Sammy and ask him to better educate his workers on how to edge properly.
- Homeowner in #32 reported that the sprinklers are hitting the windows of her unit and need to be fixed to prevent water damage.
- Homeowner reported that a sprinkler head on the west side of the tennis courts by the spa had broken and was sending up a geyser of water. The homeowner was able to stop the flow of water, but asked that Sammy check to make sure it is fixed. In general, concern was expressed that there needs to be ongoing checking and maintenance of the sprinkler heads throughout the grounds.
- A letter from the homeowners in unit 90 was read regarding the no-smoking issue. They support no smoking in the pool and spa areas. Jim G. stated that the Board would discuss this matter further in the Executive Session and come up with some language to put before the homeowners. Any change would of course have 30-day notice and be put to a vote. Jim L. said that there are City Ordinances regarding this issue; the problem is always enforcement. Larry F. suggested that the language include a compromise solution wherein a homeowner in an adjoining unit could “request” no smoking on a patio or porch. More discussion on this matter was held later in the meeting as an agenda item, “Outdoor Smoking”.
- Homeowner in unit #89 reported that the hedge along the wall of the patio has some kind of fungus that appears like a white powder and there are large areas where it is killing the hedge. She asked that the landscapers keep an eye on it and do whatever it takes to save the hedge.

- Homeowner asked if CCCE would consider putting wireless in throughout the development. There are associations and even whole cities that have wireless. Jim G. asked her if she would research the cost and what is involved. She agreed to do so.
- Homeowner expressed concern that too much was discussed by Board members in the Executive Session and not enough in the open forum. Jim L. stated that there were certain items that were set aside for the Exec Session and the Board is limited by law as to what is discussed.

III. Approval of Meeting Minutes of March 17, 2012

The minutes from the March Board meeting were approved.

IV. Approval of Financial Statements

Treasurer Charles House stated that as of March 31, 2012 our cash position is good; revenue is on budget; expenses are on budget except for utilities – both water and gas were somewhat high and there is more pool maintenance work to be done.

The Financial statement was approved.

Delinquencies:

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

V. Management Report

- Five new rose bushes were planted at the east side of the Club House.
- The grass was fertilized.
- The hedge on the south wall has been replaced. Charles House requested that some hedge or vine plants be placed on the wall that blew down. They were torn out by the damage and never replaced.

VI. Business at Hand

- It was reported that the decks are still having problems in buildings 2170, 2180, 2190, and 2255. Jennifer will get bids for repairs; however we need to find a long-term solution to the deck problems. It was suggested that we hire a structural engineer to come up with a comprehensive solution. At one time, there was a CCCE homeowner who is a structural engineer. It was agreed that he be contacted and asked to submit a bid. Also Jim G. asked Jennifer to get two additional bids.
- The bid for the light above the 2170 building mailbox was discussed. The bid had the conduit running on the outside of the building. Jim G. asked Jennifer to request that the bid be amended to run the conduit internally so it is not exposed. He also asked Jennifer to get 2 additional bids.
- The water test at the 451 building showed no leaks. The 2255 building has high water usage, which could be a leaky toilet.
- Outdoor smoking discussion was tabled pending Board review of this issue in the Executive Committee. Further information and communication will go out to homeowners.

VII. Committee Reports

Landscape Committee

- Nancy Heck reported that she met with Sammy from Arizun Landscaping and reviewed his ideas for the proposed desertscape at the 2255 building. The Board approved the Arizun bid. Nancy stated that she would like to see the work scheduled in May so she could be on site. The lighter brown rock will be used in the desertscape areas. Nancy assured homeowners that the bougainvillea and bird of paradise plants will remain. A large, more mature fruit tree will replace the one that died in the southeast quadrant of the breezeway. Also, the vines at each end of the building will remain, along with the trees (one diseased tree at the south-most corner will be removed).
- The Board also approved the bid for the red rock to be placed around each of the BBQ areas. It was felt that the red rock would not show as much grease and dust as the lighter brown rock.

Architectural Committee

- A request from a homeowner to install new windows and sliding door as approved, with the caveat that it conform to our architectural standards.

Pool Committee

- The bid from Pool Care Solutions to strip, remove and replaster the East pool was reviewed. A discussion followed regarding whether we wanted to spend the additional money to have the tile (tennis strings) put back in the pool. Most homeowners felt that the tiles give the pool character and supported keeping them. Jim L. stated that we can't just use the old tiles because, according to new regulations, the tiles have to be non-slip. Jim G. asked Jennifer to get two more bids and ask Pool Care Solutions if they can perhaps "sharpen their pencil" and resubmit.

Security Committee

- Nothing to report.

Lease Committee

- Bill E. stated there is nothing new to report. Bill Fey is currently not available. Bill E. will get in touch with him when he returns in May.

Correspondence

No action required.

Meeting adjourned, followed by Executive Session.

Next Meeting: May 25, 2012 at 8 AM