

**Board Meeting Notes**  
**October 26, 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 present Jim Grosse, Bill Ehrlich, Charles House, and David Pingree. Also present 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:**

- Homeowner reported that there is now a light above the mailboxes in the 2170 building. He asked if the light cover could be replaced with one with a “lantern” look similar to those in the rest of the development. He also reported that the lights are out at Palm Canyon Drive.
- Homeowner reported that there is a light out on Carisma. She also expressed concern that there are lots of weeds in the new grass and there are many areas of wild grass. She reported areas of the desertscape at the 2255 building that are missing rocks and the black paper is showing through. She also reported seeing many of the sprinkler heads that are broken and some that are not positioned correctly so they water the sidewalks. She suggested that the water be turned on and do a walk around to check them.
- Homeowner reported that the light between units 38 and 39 is out. They have inserted new bulbs in the past, but they keep burning out. She suggested it could be the humidity from the dryer vent in unit 38 or it could be the quality of bulb being used. She asked why there are now locks on the ladders on the side of the building. J. Grosse stated that children had been playing on them, so for liability reasons, a combination lock had been placed on the ladders. He said that if anyone needs access to the ladders, they can call Jennifer Huntsman at PS Desert Mgmt for the combination. Homeowner said the carport at her building needed to be cleaned. She commented that the new flowers look nice, but she expressed concern that the gardeners need more supervision.
- Homeowner expressed concern that the pool decks are not being cleaned every Friday. The lounge chairs have bird droppings and cobwebs on them. She asked that when the gardeners clean the carports, they start from the building and blow toward the street so the dust doesn't impact homeowners who live at the end of a carport. She expressed concern that some of the plants used in the new desertscape have lots of needles and they are in public walkways.
- J. Grosse expressed concern regarding the effectiveness of the answering service used by the management company. The Board decided to take up this issue in their Executive Meeting.

### **III. Approval of Meeting Minutes of September 28, 2012**

The minutes from the September Board meeting were approved.

### **IV. Approval of Financial Statements**

September 2012 Financials: Treasurer Charles House gave the Financial Report. Overall, we continue to be on budget; however, utilities are still a challenge. Our Reserves are 60% funded. The Financial statement was approved.

2013 Draft Budget: Treasurer Charles House stated that we need to raise dues next year by \$5.00 per month to allow for the heating of all three pools. He also suggested bumping up the budget for utilities.

The Budget was approved.

Delinquencies: The Board decided to discuss delinquencies in the Executive Meeting.

Audit Proposal: Approved

### **V. Management Report**

- The flowers have been planted and more color added.
- The trees have been pruned.
- Watering will now be cut down to twice a day.

### **VI. Business at Hand**

- Exterior Painting: We received a bid at approximately \$100,000 for painting the exterior of all the CCCE buildings. J. Grosse asked if the bid included the wrought iron around the pools and spas. J Grosse asked J. Huntsman to obtain two more bids for this project. The contractor who submitted the current bid will give us a 5% discount if the work can be started after the first of the year.
- New Signs: Need to look at all signage issues throughout the complex, i.e. pool signs (add No Smoking and make sure rules listed are consistent); building signs; tennis court signs. J. Grosse suggested that signage could be addressed at the time we do the painting.
- Asphalt Redo: We have one bid at approximately \$112,000 to redo the asphalt throughout the complex. J. Grosse asked J. Huntsman to obtain two more bids.
- Palm Springs A/C Estimate: Estimate from Palm Springs A/C to run a test to check for leaks in the A/C system in the Club House was approved. It is an Operating Expense.
- Decks: The decks still need to be repaired. It was suggested that we get an engineer to look for an overall solution. Further discussion was tabled until the next meeting.
- January 2013 Management Contract Increase: Approved.

### **VII. Committee Reports**

### Landscape Committee

- Nancy Heck reported that the Committee is working with Sammy on a plan for desertscape at the 351 Bldg which is scheduled for early 2013.
- She presented a bid from Arizun for desertscape for the area between units 90 and 91 at the 351 building where ground cover was removed. J. Grosse stated that we need to come up with a more immediate solution to this and several other bare areas that need to be addressed before homeowners start returning for the season. N. Heck will meet with Sammy to decide what plants could be used.

### Architectural Committee

- J. Grosse asked J. Huntsman to give him the list of all current guidelines with parameters, i.e., satellite dishes, doors, windows.

### Pool Committee

- A bid at approximately \$10,000 to bring the equipment for the East Pool above ground was rejected. J. Grosse asked J. Huntsman to obtain bids to put in a new drain and leave equipment underground.
- J. Grosse asked J. Huntsman to obtain more bids for repairing the pool decks where the concrete is lifting.

### Security Committee

- J. Huntsman reported that with the new security system, the Club House will open at 6:59 am and close at 9:59 pm. There will be no admittance to the Club House except during these hours.

### Lease Committee

- Discussion of the Lease was postponed pending Bob Fey's presentation at the end of the meeting.

### **Correspondence**

Letters to be sent to homeowners with overgrown plants/tree and damaged screens that need to be repaired and/or replaced.

### **Adjournment – Next Meeting Date:**

- Meeting adjourned, followed by report from Bob Fey regarding the Lease and then the Board Executive Session.

### **Next Regularly Scheduled Meeting: Nov 16, 2012 at 8 AM**

After the meeting Bob Fey spoke to the Board and Homeowners regarding the current status of the Lease. We haven't heard back from the BIA yet concerning approval of the new lease. Their Asst Director of Real Estate left last week and hasn't been replaced yet. The ACDA is just waiting for approval before going forward. Mr. Freeman wants us to amend the CC&Rs to make the Association responsible for carrying a \$1 Million liability insurance policy naming the BIA, the ACDA, and the Freeman trust as additional insureds. Otherwise each homeowner would have to carry it individually. Even though the Association does currently carry the

insurance, Mr. Freeman wants the amendment in place to ensure it will do so in the future. Jim Lewis stated that we will have our attorney draw up the wording for these issues and present it to Freeman's attorney for approval. The new lease extends the current term out 51 years with a 25 year extension clause. The lease will be subject to a cost of living increase every 5 years with a 5% per year cap. Homeowners have the choice of whether or not they want to take the new Lease. Mr. Fey stated that if everything goes as planned and we get all approvals, we should be able to start meetings with Homeowners by the first of the year to explain the terms of the Lease, answer questions, and let Homeowners decide if they want to sign a new lease. The first year lease amount will be prorated.