

Board Meeting Notes
May 24, 2013

Submitted by Larry Fine

Note: These notes were taken at the meeting. They are not official, and 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; via telephone, Charles House and Bill Ehrlich; Desert Management owner Jim Lewis, assistant manager Jennifer Huntsman.

I. Call to Order at 8 A.M. at the offices of Desert Management

- State Farm Insurance representative was present (later in the meeting) to answer general insurance questions.
- Sign-A-Rama representative scheduled was not present; subject of signage was tabled for future meeting.

II. Open Forum (homeowner comments)

- Some recently planted shrubs around bldg. 351 were stolen and need to be replaced.
- The punch list of incomplete painting tasks, developed since the last Board meeting, has not been satisfactorily handled by the painting contractor, or by management, whose job it is to oversee the contractor. Management responded by saying that it believes that all tasks have been satisfactorily completed, but it will check again.
- Sprinkler spray hitting windows and insides of porches.
- General complaints that landscaper sometimes doesn't follow through with promised work, and doesn't take notes during walk-through. [*Note: A few days after the meeting, the landscaper approached me, said he had heard that there were complaints made about his work, and told me his side of the story. He said that he keeps track of all service requests made by management, and e-mails management and the Board (or Jim Grosse) when each request has been handled. Therefore, he doesn't understand the complaint about lack of follow-through with promised work. As for sprinkler overspray, he said that the irrigation system has problems, and that a certain amount of overspray is unavoidable and out of his control.*]

III. Approval of Meeting Minutes

- There was a general discussion of the format and content of meeting minutes. Mark Miller said that the minutes should be more detailed and precise with regard to the wording of the motions made and passed, and with the naming of Board members when those names come up in the minutes. On the other hand, he said, for privacy reasons, non-Board attendees who speak should not be named in the minutes. A decision was made to table the approval of the March 16th meeting minutes pending their revision and further discussion of this issue.
- The draft Annual Meeting Minutes were distributed for review.

IV. Approval of Financial Statements

- Charles House presented a report of financials for the month of April. He said that, in general, budgetary goals were on target. The report was accepted by the Board. Jim Grosse said that, in the future, he would like, each month, to see a comparison of that month's figures with those of the same month in several prior years.

V. Management Report

- Jennifer Huntsman reported on the results of her walkthroughs of the property, what problems she found, and what is being done about them.

VI. Business at Hand

- The Peak Roofing bid of \$3,000 to repair wind damage to roof tiles was approved. A \$450 bid to fix a hole in the stucco in the bldg. 2160 roof was approved.
- The previously-approved renting and leasing policy was brought up for reconsideration, following a month of back-and-forth discussion between residents and Board members. The policy was put on hold, and tabled for further thought and discussion until September.
- A \$400 bid was approved to paint the cinderblock wall alongside the tennis courts.
- A \$150 bid was approved to paint some curb segments red along Via Carisma to indicate that no parking is allowed in those areas.

VII. Committee Reports

- Landscape Committee: none
- Architectural Committee: A request by Unit 5 to add a patio gate was tabled pending receipt from the unit owner of a detailed design, photo, or drawing showing exactly what was going to be installed.
- Pool Committee: There was a discussion about whether and to what extent the pools should be heated in the month of May. Tabled until September, when pool heating for the season will be determined. A resident asked to reconsider the idea of using solar to heat the East Pool, and will work on the issue privately for now.
- Security Committee: none
- Lease Committee: A member of the committee was contacted by Bob Fey and asked whether Desert Management could provide phone numbers for 37 unit owners who had not yet responded to the lease-extension offer. The general consensus among the Board members was that this raised privacy concerns, and that Desert Management should instead do a mass e-mailing to remind unit owners of the coming July 1st deadline for the early-bird discount on the lease extension.

VIII. Correspondence

- The Board asked management to give a follow-up, each month, on past correspondence to unit owners about violations, to make sure that the violations are actually corrected.

IX. Adjournment

- Although the next regularly scheduled meeting is in September, the Board will probably convene a mid-summer meeting in July.