

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
1:00 pm, April 12, 2022**

A regular meeting of the Board of Directors was held on Tuesday April 12 via Zoom

Members Present: Dennis Stoller, President
John Campbell, Vice President
James Cole, Secretary
Rod Wiley, Member at Large

Members Absent: Wendy Bissonnette, Member at Large

Guests: David Smith, Resort Manager
1 Owner attended as an observer

The meeting was duly called to order at 1:00 pm (PST).

Minutes – No errors or omissions to the Minutes of the March 15, 2022 meeting were noted. A motion to Approve the Minutes of the meeting was duly moved, seconded, and unanimously approved.

Business Arising from the Minutes

See the supplemental table at the end of these minutes.

- Fountain near racket courts: works fine with an opaque container but not with clear plastic. David will pursue with the manufacturer if this is a defective sensor or a normal condition and act accordingly.
- Humps and bumps: signs are here and approval received from relevant City and Safety entities; will install for trial when personnel are available
- Building access: a user has reported problems with the phone sensitive locks...what to do with people who don't carry or use phones. Still trying to arrange discussion with a reference user and exploring costs for a trial set up. David and John will pursue.
- Activity finances: Rod still awaiting information that he requested from David. David will transmit the data he has to Rod and follow-up to ensure Rod has what can be provided to move forward with his analysis and recommendations.
- Signs at racket courts: being shipped this date.
- AED for courts: David will arrange for signs informing court users that an AED is available in the OG hallway. Discussed and rejected placement of AED at courts or having an AED brought down by activity leaders.

Correspondence

Received by Dennis:

- Questions regarding RE committee formation were answered and resident is satisfied.
- Questions were raised regarding Registration fees; the bad information held by the resident was corrected.
- Questions raised related to vendor access highlights that this is an area that should be considered when formalizing registration and access processes.
- Multiple emails related to ongoing operations and enforcement issues

Received by David:

- Resident raised question if a fine was applied (which it was)
- Resident upset after being informed that routine use of Sat C parking spots was not allowed
- Resident who built a pen/fence around backyard of property wants a letter from David indicating BOD agreement with David's decision. Board identified that they rely upon the ACC's ruling in a matter such as this and support David's enforcement of that ruling.
- On 4/1 a Fed Ex truck struck our gate. David is pursuing reimbursement for repairs.

Board Priority – Strategic Plan Implementation

- R&R update: The next SPIC meeting will be used to discuss BOD agreement regarding foundation/principles for Rod and James to use in drafting the R&R changes
- Website improvement: we are having difficulty getting responses to questions from our web support vendor due to new personnel. David is in contact and working to establish communications with the Website Advisory Committee.
- Water: Rod had shared article regarding Cathedral City/CVWD discussions regarding water restrictions. We have no specific information as yet.
- A contract is being drafted to define relationship with Landsmith, Inc.. Further discussion in the Executive Session.

Motions

- Moved, seconded and passed by unanimous voice vote to accept the minutes of the meeting on 3/15.
- Moved, seconded and passed that we move forward with the Real Estate arrangements discussed on 3/29.
- Moved, seconded and passed that the meeting be adjourned into Executive Session at 2:46 PM PST.
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Resort Manager's Report

- SJ A/C: consulting engineer and potential vendors have been asked for input and quotes. Process is ongoing. There are questions regarding potential freon leaks in addition to the need to replace two compressors. All parties to date have made the following recommendations:
 - Mini Splits would not be advised as the dimensions of the room would likely result in issues with successfully cooling the interior areas.
 - It is an option to replace the entire AC unit, but would be quite expensive
 - The recommended option (if possible), is to repair the existing unit by replacing the compressors and resolving any freon leaks within the system. Initial verbal estimates are that these repairs would be in the \$12K to \$15K range.
- AD search: posted on Indeed. We are one of four valley organizations seeking an AD at this time. The Board suggested that the ad needs to state 'seasonal' full time rather than just full time, as the salary would not appear competitive for a full time position without consideration that it is seasonal in nature
- Summer work plan:
 - LANDSCAPE
 1. Skin Trees at Sat C
 2. Skin Trees in front of OG
 3. Up-light trees in front of OG
 4. Replace lights on entrance palm trees
 5. Refresh rocks in common area
 6. Refresh landscaping in some common areas especially phase I

Facilities

1. Repair SJ A/C
2. Repair handicap ramp at mail room
3. Powerwash/sandblast front gate driveway
4. Repair SJ Kitchen (list from events committee)
5. Repair and paint pool decks
6. Repair Sat C deck drains
7. Clean Woodshop dust vacuum system
8. Spruce up Racquet court area (shed area)
9. Sat B exhaust pipes need painting or replacement

Financials

The Board entered into extensive discussion of YTD results and the discrepancies we are seeing. David is meeting with Quickbooks on 4/13 to explore corrupted files.

The BOD advised David to hire a QB pro to get to the source of the problem if the meeting with QB leaves him still unsettled. The BOD is not happy with the uncertainty we are facing in the financials and feels the issue(s) need to be urgently addressed to bring confidence back to our financial systems and reports.

In order to reduce some expenses, David presented the plan for shut down of selective facilities for the off season. The plan is essentially the same as for the

previous recent seasons and includes eliminating heating water for pools, spas and laundry at various facilities and turning off AC in facilities not in use.

New Business

No new business was discussed.

Meeting Adjourned 2:58 PM into an Executive Session.

Supplemental Information

Meeting	Action Item/Motion	Action	Status
22.3.15	Replacement of water Fountain by racquet courts	David to explore whether sensor is operating normally or not.	Open
21.12.14	Speed bumps/humps	Awaiting availability of personnel for installation.	Open
22.3.15	Building access study	David and John to continue to explore.	Open
22.4.12	RE Contract	Dennis	Open
22.4.12	Cash Mgt and procedures	Rod	Open
22.4.12	Quickbooks issues	David	Open
22.4.12	S/J A/C	David	Open