

DESERT SHADOWS RV RESORT OWNERS ASSOCIATION

Regular Meeting

January 11, 2022

1:00 pm Pacific time (via Zoom)

Owners wishing to attend the meeting may make arrangements via the

Resort Manager

resortmanager@desertshadowsrv.org

AGENDA

Call to Order

Approval of Minutes

- Approval of the Minutes of December 14, 2021 Regular Board Meeting

Business arising

- See attached

Correspondence

- An Owner – RE: Speeders
- An Owner – RE: Several e-mails dealing with general operational issues
- An Owner – RE: Several e-mails recognizing the efforts of Resort staff and the Board

Financial Report - December

Board Priority - Strategic Plan Implementation

- Motion to approve amended CC&Rs, amended Bylaws and secret ballot
- Review of plans for the 'get out the vote effort'

Resort Manager's Report

New Business

- Review of preparations for Annual Meeting
- The Abilene Paradox (Cole)

Adjourn

In Camera

DESERT SHADOWS RV RESORT ASSOCIATION, INC.
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
1:00 pm Tuesday January 11, 2022

A regular meeting of the Board of Directors was held on Tuesday January 11, 2022 via Zoom conference call.

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

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

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

Minutes – No errors or omissions to the Minutes of the December 14, 2021 meeting were noted. A motion to Approve the Minutes of the December 14, 2021, Board Meeting was duly moved, seconded, and approved.

See the attached schedule for review of the business arising from the minutes.

Correspondence – Correspondence reported in Board meetings reflects correspondence directed to the Board and does not include correspondence directed to the Resort Manager.

The Board received one email with respect to Speeders in the Resort. The originator is very concerned and has requested a meeting with the Board. A thorough discussion ensued around the extent of the issue and what options might be available to the Board to deal with the issue in a timely way. A discussion of what constitutes reliable evidence for enforcement of violations occurred. It was noted that the current rules and regulations provide the Board with little ability to enforce speed limits (which aren't set in the rules and regulations but are established via the posting of signs). A process is needed in order to escalate in a dangerous situation. The installation of speed bumps was considered and the merit of surveying Owners for their opinions on speed bumps was considered. It was agreed that a survey would be delayed for the time being so as not to compete with all the information going to Owners on the upcoming vote on the regulatory documents.

A motion was duly moved, seconded, considered and approved to:

1. Purchase 4 temporary speed bumps for testing (2 on Darla, 1 on Porky @ Rascal Circle and 1 in front of SJ)
2. Conduct a survey later in the season to allow Owners to comment on their opinion of the speed bumps effectiveness
3. Bring the battery driven speed sign back into use.

The Resort Manager will contact the Owner and let him know what steps are being taken. The President will do subsequent follow up.

Several e-mails were directed to the Board with respect to the general operations of the Resort which were referred to the Resort Manager. Routine operational issues are generally referred to the Resort Manager for handling. Received and filed.

Several e-mails were directed to the Board recognizing the efforts of Resort staff and Board. Correspondence was acknowledged, received and filed.

One e-mail was received with respect to current the Status of Covid in the Resort. A discussion of this item is included under new business in these Minutes.

Financial Report

It was noted that due to the large number of items that the President will be speaking to at the Annual Meeting and the importance of those items, that the Secretary will handle the routine reporting of the financial results at the Annual Meeting.

The December 2021 Financial Statements were reviewed. It was noted that the spreadsheet providing additional detail by account was received very shortly before this meeting and there had been little opportunity to review it, although overall there appeared to be no surprises as the yearend results continue to reflect strength in the financial position of the Resort.

Revenues for the year are down slightly due to lower income from those items impacted by fewer people in the resort as a result of Covid. Expenses are correspondingly down and overall, we remain on budget with operating expenses and reserve fund allocations exceeding revenues by \$12,204 compared to a budgeted over expenditure of \$21,652. Unbudgeted activities expenses that exceeded revenue brought in by events and nighttime security patrols were contributing factors to not finishing the year in a surplus position but were felt to be good decisions.

The strength of the balance sheet with current assets exceeding current liabilities by a wide margin and retained earnings of \$92,163 was noted. The Yearend Reserve Fund

balance is now \$1,050,347, up \$47,388 over the previous yearend balance. Several notable projects were undertaken with reserve funds in the current year including the phase one roads and the security gate upgrades.

Board Priority – Strategic Plan Implementation

Regulatory Update – Work has been finalized on the amended CC&Rs and amended Bylaws and they are now ready for distribution to Owners for voting. A motion to approve the revised CC&Rs and Bylaws and that they be put to the Owners for vote was duly moved, seconded, and approved.

A 'voting package' of materials will be distributed to Owners consisting of: the amended CC&Rs; the amended Bylaws; a covering letter summarizing the reason for the updates and summarizing the substantive changes; a secret ballot; and a Proxy form (for use only if Owners wish to provide a proxy rather than vote).

The voting package will be distributed to Owners beginning the week of January 17, 2022. Voting will close on February 24, 2022 and the ballots will be opened February 26, 2022.

Wendy is leading a 'Get Out the Vote' campaign on behalf of the Board and provided the latest information on that work. Highlights of those efforts include:

- Volunteers have been recruited and additional volunteers may still be added as required.
- The Resort will be divided in quadrants and a door-to-door campaign undertaken.
- A bullet list of key messages for the volunteers has been developed.
- Each door knocker will have proxy forms should they encounter Owners who may have little interest in voting but are willing to assign their proxy.
- Renters will be spoken to as well as Owners and encouraged to voice their support to the Owner they rent from, particularly if the Owner is mostly absentee.
- There will a phone campaign in addition to the door-to-door drive. The Resort Manager will track which information packages are 'dropped' into the mail slots in the Resorts (because the Owners are on site) versus packages that are being mailed out.
- Owners with questions that can't be answered by the volunteers will have their questions referred to a Board Member for follow up.
- There will be tracking of ballots and proxy forms received (we will know who voted by lot number, but not how they voted until the ballots are opened) so that follow up can occur for those who are still to vote.

- Prizes will be awarded by draw, with 2 lucky voting Owners receiving the equivalent of one month's free HOA fees (refunded to them). There are other smaller draw prizes as well.

There was a discussion of whether the Board should try to message more clearly to Owners what it considered the consequences on the Resort of the vote failing to pass. Although Board members have serious concerns about the impact of the vote not being successful, it was felt that on balance maintaining the positive messages developed in the strategic plan was the right course of action.

Board Members expressed their thanks and support to Wendy and the volunteers for the preparations that has gone into the campaign.

Resort Manager's Report

The Resort Manager noted that much of his report was covered in other portions of the agenda and so he would only report on the status of the RFID migration project.

A schedule by lot number of when Owners should bring their vehicles to the Administration building to have the RFID stickers installed had been delivered to Owners via email. Installs are going smoothly with no delays and there have been no reported issues with the RFID strips. Turn out on the first day had been positive (124 of 150); however, subsequently numbers had fallen off significantly and as of today registrations were at 204 after 3 scheduled days of installs.

Several renters have shown up at the Office to register in the Resort who had not previously been registered because they became aware that they will not receive RFID strips unless they are registered.

Cut-off of the old cards remains scheduled for February 1st.

New Business

Review of preparations for Annual Meeting - The Board reviewed contents of the agenda and the logistics for the January 15, 2022 Open Meeting, which will be held via Zoom. The Resort Manager will be handling Owner invitations and access to the Zoom call. Faye Chandler has been handling the co-ordination of volunteers to count the vote.

As of yesterday, the number of ballots received for the election stands at 145, with 154 being required to achieve quorum. Although there is little incentive for Owners to vote in an election where there are two candidates for two vacancies, the low number of

voters is still seen as an indication of the challenge ahead in getting the regulatory documents passed.

The Abilene Paradox – Due to the length of this meeting James suggested deferring this discussion to a further meeting, as the discussion was not pressing. Tabled for a future meeting.

Gathering Information on COVID cases in the Resort – It was noted that there are now confirmed cases of Covid in the Resort. In light of this development, there was a broad discussion of whether there are additional steps which the Resort should take beyond the safety measures and protocols which are already in place. In reviewing our current actions, it was felt that steps taken to date have been appropriate. James volunteered to draft an e-mail blast to be sent out by the Resort Manager encouraging those in the Resort to take responsible personal actions should they contract Covid or be exposed to someone with Covid. The Resort would also ask that known cases of Covid be voluntarily reported to the Office for tracking and decision-making purposes, although the Resort would release no information other than possibly statistical updates if warranted. The situation will continue to be closely monitored and additional steps taken if warranted.

Meeting Adjourned

In Camera

