

DESERT SHADOWS RV RESORT ASSOCIATION, INC.  
ANNUAL MEETING AND ELECTION  
January 15, 2022

The duly noticed Annual Meeting and Election was held on Saturday, January 15, 2022. Due to Covid-19 pandemic restrictions the meeting was held entirely via Zoom video conference call.

President Dennis Stoller called the meeting to order at 9:00 am and welcomed everyone attending via Zoom. Everyone was reminded that the Annual Meeting is for Members of the Association only. The guidelines for the Zoom call were reviewed. Approximately 57 Members were in attendance on the call as of the start of the meeting.

The first item of business was a presentation by the President on a proposal to amend the CC&Rs and the Bylaws of the Resort.

**IMPORTANT PRESENTATION**  
**Proposal to amend CC&Rs and Bylaws**

The President led Owners through the following PowerPoint presentation. The presentation was recorded live and will be posted on the Owner's portal of the DSRV website.

DSRV –Our exciting future

- Where we are going
- Progress to date
- The next big hurdle – Owner approval of updated regulatory documents
- How you can do your part

Dennis indicated that the subjects to be covered in today's presentation would be where we are going, our progress so far, the critical role that obtaining Owner approval of the amended CC&Rs and Bylaws play, and how each Owner can help.

Where we are going  
(Strategic Plan 2021-2026)

- Our Resort Mission is to provide an environment for a thriving seasonal 55+ community
- Our Vision: Culture; Leadership; Appealing Facilities & Landscaping; and Safety & Security

The DSRV *2021-2026 Strategic Plan* was released one year ago and tells us where we are going. The Strategic Plan may be found in its entirety on our website. The Mission Statement was

reviewed and the precise meaning of each carefully chosen word discussed. The four quadrants of the Resort's Vision are discussed on the following slides.

Vision: Culture

- **What DSRV Resort is:**
  - Seasonal resort
  - Strong sense of community and volunteer base
  - Wide range of events and activities
  - People come for relaxation, fun and great weather
- **What DSRV Resort doesn't intend to be:**
  - Inexpensive housing
  - Campground or trailer park
  - Assisted Living Community

There is a strong belief that as a seasonal resort DSRV has a unique and much valued culture with Owners and long-time renters contributing to a real sense of community. The incredible volunteer base that drives events and activities is rarely matched anywhere else. DSRV intends to take steps to preserve the Resort's unique culture and avoid the Resort becoming low-cost trailer park housing or a short term campground. The Resort lacks the infrastructure to effectively function as an assisted living community.

Vision: Leadership

- **Resort is financially sound**
  - Strong Property values
  - Healthy reserves
  - Managed for value, not low cost
- **Effective Resort leadership**
  - Resort legal framework (CC&Rs and R&Rs) supports Mission and Vision
  - Owners are engaged and participative

Thanks to the legacy provided by previous Boards, DSRV is financially sound. Ongoing objectives including maintaining a strong reserve replacement ratio and continuing to manage finances for value. We do not strive to be the lowest cost RV resort in the area. Properly maintaining the Resorts regulatory documents is integral to every facet of management.

Vision: Appealing Facilities & Landscaping

- **Resort Beauty that rivals any exclusive resort**
  - Landscape is at its prime when the majority of our residents are present
- **Common areas and facilities are maintained to a high standard and improved as needed to avoid obsolescence**

Constant focus is on maintaining and enhancing the beauty of our Resort and on the functionality of our facilities. Our infrastructure needs to remain competitive with other Resorts. Our lots and RVs/Park Models need to be kept to the same high standard of aesthetic appeal as common areas.

### Vision: Safety and Security

- People feel safe within the resort
- Uncontrolled outside access is negligible
- Common areas are secure
- Residents do their part

Keeping the Resort safe and secure is a shared objective between Resort staff, the Board and Owners. We all need to contribute.

### Owner Support

- The Strategic Plan was presented in January of 2021.
- The Pandemic meant many Owners weren't even in the Resort to enjoy it last season.
- Whether in person, via Zoom Board meetings or by e-mail, Owners continue to show their connection to the Resort and care deeply about its future success
- Support and encouragement for the Plan has been excellent

Almost all HOA's face a challenge to get Members engaged in their operation. The pandemic added to that challenge. DSRV faces the added challenge of being seasonal and having some Members who reside long distances away. Despite communication challenges, Members have been very supportive of the Strategic Plan.

## DSRV Strategic Plan First Year accomplishments

Nine Task Forces and working groups have been formed. More than 45 people having been involved in support of these task forces

We are pleased to report good progress in year one of the plan. Numerous members are contributing to various task forces and there have been some notable achievements in the first year.

**Accomplished  
Enhanced Safety and Security**

- Security assessment conducted. Prioritized alternatives identified
- WiFi access to every lot. Cost effective. Enhanced Resort amenity. Improved individual security monitoring and alarm options.
- Project approved upgrading Main Gate access control
- Main Auto Gate hardened to prevent unauthorized pedestrian access
- Registration process updated
- Night-time security Patrols added for offseason
- Advisory group to explore facility access lock alternatives has been engaged
- Dealt with pandemic issues

A thorough security assessment was conducted, and many different options considered. Progress included bringing wi-fi access to each lot so that Owners may readily install their own monitoring and alarm systems. Also, an improved RFID entry system was selected and is being installed to get better control over gate access. The front gate was improved to make unauthorized pedestrian access more difficult. Night-time security patrols were piloted. Various additional projects continue.

**Accomplished**

**Regulatory:**

- Rules and Regulations updated and modernized in June
- Input has been provided by the various task forces for changes or suggested additions to the CC&Rs
- Detailed input provided to our legal counsel who drafted the final version of the CC&Rs and Bylaws
  - Approval vote scheduled for January/February

Updates to the Resorts Rules and Regulations were done in preparation for the pending changes to the CC&Rs and bylaws. The work of literally every single task force fed into the regulatory framework in some manner.

**Accomplished**

**Improve Resort's influence in Real Estate Transactions**

- Charter for a Real Estate Advisory Committee has been developed
- Committee will assist in managing and supporting all Realtor relationships and create materials that encourage branding and marketing consistent with our Mission.
- **Financial Structure**
  - Improving our financial operating environment
  - Established a capital improvement fund
  - Utilizing more electronic banking

A real estate committee has been established to better manage the relationship with realtors who represent Owners in the Resort and to help ensure the Resort is branded and marketed in a manner consistent with the Mission. A Capital Improvement Fund has been authorized, although no funding has yet been directed to it. Resort financial processes have been improved through the use of electronic banking.

### Accomplished Owner Engagement

- New Board of Directors member orientation was developed and was trialed earlier this year.
- Task Force has been engaged to help drive increased participation in Owner voting
- New Advisory Committee Charter has been developed to provide assistance with monitoring, design and presentation of the DSRV Web Site to leverage the platform for internal and external communications

A Board member orientation package was developed and utilized this past year. The objective is to make it easier for prospective new Board members to step into their roles. An active group of volunteers are ready to begin reaching out to all Members to help explain the purpose of the regulatory updates and encourage voting. A committee charter has been developed with the intention of helping to steer future use of on-line platforms for communication to Owners and Guests.

### Accomplished

- **Enhance Facility and Landscape Management:**
  - Detailed data collected to support development of contingencies for likely drought restrictions
  - Documented improvements for our irrigation system
- **Increase Resident Satisfaction:**
  - A Neighbor-to-Neighbor program is up and running

*Much remains to be done to ensure DSRV is as successful in the future as it has been in the past.  
Your support is necessary to make it happen!*

A thorough review of water utilization in the Resort is being undertaken to allow DSRV to be prepared should California reintroduce mandatory water restrictions, with an objective of being able to reduce water use without degrading the Resort beauty. A Greeters Program is now welcoming new Owners and Renters to the Resort.

### The Next Hurdle

#### Your approval of Changes to Our Regulatory Documents

Articles of Incorporation  
Covenants, Conditions and Restrictions  
(CC&Rs)  
Bylaws  
Rules and Regulations (R&Rs)

While there are four main regulatory documents, it is the CC&Rs and the Bylaws that have been amended and coming to Owners for your approval.

### Regulatory Documents

- This season we will be voting on new CC&Rs and Bylaws
- Virtually every strategic initiative within the Strategic Plan has some key dependency on updates to these documents
- Approval is needed to
  - ✓ *Protect our future*
  - ✓ *Keep and improve the things we love about our Resort*
  - ✓ *Support strong property values with high resale demand*

Virtually every strategic initiative that the DSRV is pursuing needs to be enabled through amendments to the CC&Rs and the Bylaws.

### Summary of Key CC&R updates

- Update legal framework
- Update voting approval thresholds
- Establish rules to maintain the existing ratio of seasonal and permanent residents
- Improve options for undertaking capital improvements
- Improve tools for enforcing maintenance standards for lots, RVs and Park Models
- Improve options for official communications to Owners

Changes to these documents are primarily focused on five objectives: bringing the framework into compliance with modern drafting standards and California legislation; setting stringent yet achievable threshold for future voting; establishing a ratio of full to seasonal residents that supports the Mission and maintains the sense of community described in the vision; enhancing the ability to make capital improvements in the resort; improving the legal framework for setting maintenance standards and for rule enforcement; enabling options for improving electronic communications to Owners.

### Update Legal Framework

- Update the CC&Rs and Bylaws to bring them into compliance with current California legislation.
- Make the documents clearer and easier to understand
- Remove ambiguity and ensure continuity throughout
- Reflect the unique nature of our Resort Owners Association (HOA)
- Allow better enforcement of policy violations that effect the enjoyability of the Resort

*The last changes to the CC&Rs occurred in 2006!*

While consistent with California HOA legislation and modern drafting standards, the new documents will continue to reflect the unique aspects of a seasonal, RV, Resort Owners Association. The last updates occurred 16 years ago.

### Update Voting Approval Requirements

- Each lot has one eligible vote so there are 460 eligible votes in total
- Current CC&Rs require 60% plus 1 (277) of all eligible voters to vote in favor of changes, a hurdle that is difficult to achieve due to low voter participation
- The proposal is to require 50% plus 1 (231) of eligible voters
- Approval levels must be rigorous enough to avoid frivolous changes in the future, but still achievable and representative of the will of the majority of Owners
- DSRV needs to be able to respond to changing conditions and competitive pressures

*Not voting is almost the same as voting against.  
Only the number of 'for' votes matter*

To make these changes to the documents a total of 277 Owners (60%) will need to vote in favor. Once passed the total required for future changes will be 231 (50%), which remains a significant hurdle requiring strong Owner engagement, but will more readily ensure that the will of the majority of Owners can be maintained.

### Improved Tools for Enforcing Standards

- Empower the Board and ACC:
  - Establish more objective standards and assessment policies
  - Enable more granular tools to encourage compliance through escalating notifications and fine policies
- Ensure that upon property transfers, an inspection report is provided to both seller and prospective buyer that clearly identifies any deficiencies that must be addressed by either the current or future Owner.

The existing legal framework provides the Resort with the ability to take action to enforce rules, but the measures tend to be extreme and almost never used. The added approaches will allow for graduated and more appropriate enforcement to fit the circumstances. In the future, RVs or park model trailers will need to be kept to a maintenance standard to be set by the ACC before they may be transferred at time of sale to new Ownership.

### The Changing Ratio of Seasonal and FullTime Residency

- The ratio of Full-Time residents to seasonal residents has increased significantly in recent years. This has resulted in a marked increase of concerns expressed to the Board.
- The pace of movement to FullTime residency is accelerating
- The Plan is not anti-Full-Time residents. The plan is pro balance. Full-Time residents continue to be valued Owners.
- The strategic planning committee expressed the belief that increasing Full-Time residency will fundamentally change the culture of the Resort.
- Cathedral City Municipal Code does not allow FullTime residency within an RV resort except for the resort and maintenance managers.
  - DSRV was grandfathered as legally non-conforming as the code was established shortly after the development of DSRV Resort

Grandfathering the resort does not mean that Cathedral City doesn't care about full time residency within an RV resort and has communicated they expect resorts to manage full time residency through their CC&Rs.

The Strategic Plan makes it clear that the Resort values a balance of full time and part time Owners. The new regulatory documents provide caps that help ensure that the ratio that existed when the plan was presented remains in place. The Cathedral City Municipal code does not

allow full time residency in RV Resorts. Although DSRV is grandfathered and exempt from this provision, City Officials have indicated that for our Resort to continue to be treated as a Resort, we need to govern internally in a manner that ensures we are fundamentally a Resort.

#### Provisions for Maintaining the Ratio of Full-Time and Seasonal Residents

- Clauses are being incorporated into our CC&Rs that will allow DSRV to maintain the approximate ratio between full -time and seasonal residents that existed prior to the pandemic
- All current Owners within DSRV are grandfathered to protect their rights to Full-Time residency
  - This extends to property transfers to a spouse

The current rights of existing Owners are grandfathered so that they will always have the right of full-time residency.

#### Ratio of FullTime and Seasonal Residents

- **The targeted ratio for lots with full-time owners to occupy a maximum of 25% (115 of 460) of available lots**
- **This ratio will be applied individually in 3 zones:**
  - Phase I Lots (1 -249) - The number of lots that may be occupied by permanent residents is established as 62.
  - Phase II Lots allowing park models (301 -371 & 400) - The number of lots that may be occupied by permanent residents is established as 13.
  - Phase II Lots where park models are not allowed (250 -300, 372-399, 401-460) - The number of lots that may be occupied by permanent residents is established as 35.

Note: Underages are not transferrable between zones.

Caps on full time residency are established at 25% of total residency. The cap is applied by zone to help ensure a common culture and ownership makeup exists between various areas in the Resort.

#### Rental Considerations

- For renter's whose duration of stay is less than 270 days a year there are no restrictions outside of short -term rentals (under 30 days) require exception approval.
- Leased lots are subject to the same occupancy restrictions for each phase as owner occupied lots.
- The same grandfathering privileges and cap restrictions apply to any owner who chooses to rent their lot.

As has always been the case, there are no restrictions on seasonal rentals with the exception of a minimal rental period that has been established to avoid Airbnb type rentals. Otherwise,

Grandfathered Owners continue to have the right to rent their lots in the same manner as they always have.

#### Registration of FullTime Residency

- Any Member who wishes to establish full -time residence in the Resort must register as such.
- All rental agreements must file a copy of the lease with the Resort Manager (required by the CC&Rs)
- For rentals on lots not subject to the grandfathering provisions which are longer than 270 days in duration or any lease renewal which results in a person becoming a Full -Time Resident must obtain prior permission to ensure compliance with any cap restrictions.

To assist in the administration of the caps, full time residents will be required to report their residency and all rental agreements will be required to be filed with the Office.

#### Improve Options for Capital Improvements

- Our Resort was established in 1984 when facilities and infrastructure began development.
- The ability to access capital is critical to keeping the Resort attractive, competitive (e.g. popular amenities that maintain demand) and responsive (e.g. drought restrictions, security enhancements).
- Establish a Capital Improvement Fund
- Provide more flexibility for borrowing and Capital Assessments when appropriate and approved by Owners

More flexibility is being added to enable DSRV to proceed with Capital Improvements while allowing for Owners to be engaged in a pre-approval process for significant investments.

#### Improved Options for Communications to Owners

- Enhance our ability to provide timely communications to our members
  - Seasonal and Out of Country Owners are disadvantaged in timely receipt of official communications
  - Improved utilization of electronic options such as e-mails and postings on the Owner's portal of our website for official communications

Ongoing efforts are being made to improve timely and effective Owner Communication.

#### What Can You Do to Help?

- This is likely a one time shot for approval!
  - Approving these document updates is critical to the success of the DSRV Resort Strategic Plan.
  - They will establish the future direction of our resort
- If you see value in the Strategic Plan, Please vote for the CC&R Modifications
  - We must have 277 positive votes to move forward.
  - Encourage every owner you know to vote
- Please consider the changes and what they mean for the Resort's future in their entirety.

The advice given to the Board by those experienced with other HOA votes is that achieving a 60% positive vote will be extremely difficult, typically due to voter apathy. We want to prove

this situation is not representative of our Resort. Every vote will be important and we need the support of everyone in the community in order to establish a positive future for DSRV.

What Happens Next?

- Notice of Open Meeting overviewing proposed CC&Rs and Bylaws to be sent in early January
- Open Meeting planned for January 15<sup>th</sup> at the same time as the Board Member election meeting for 2022
- Voting materials and proposed regulatory documents to be sent in January after open meeting
- Vote to be conducted in February

The ‘voting package’ will be sent out early next week. It will be approximately 90 pages of materials (state legislation requires that the entire amended documents be sent to Owners). It includes: the amended CC&Rs, the amended Bylaws, a covering letter that describes the reasons for the changes and the substantive changes in the documents; a secret ballot for voting; and a proxy form should Owners wish to assign their vote to another owner via proxy rather than vote on their own.

The voting window for mail in ballots closes February 24, 2022 and the votes will be counted February 26, 2022.

Thank You!

- The mission of the Desert Shadows RV Resort is to provide an environment for a **thriving** seasonal 55+ **community**.
- It doesn't happen without you!

Following completion of the presentation the floor was briefly opened for questions and answers. A number of Owners thanked Dennis for the great presentation and/or thanked the Board for all of the hard work that has been done. One Owner expressed support for the proxy option. Another Owner asked if the package could be picked up at the Office. Owners were informed that the packages will be inserted into the mail slots for all Owners known to be in the Resort, likely later in the day on Tuesday. An Owner asked why proxies needed to be assigned to Owners. Answer: It is a requirement of California legislation.

Hearing no further questions, it was announced that in-person voting for open Board positions by Members was open now and would close at Noon. The President asked members if anyone wished to nominate Members from the floor. No additional candidates were identified. Voting may take place in the Our Gang Clubhouse. Counting of the ballots is to take place immediately thereafter by the Election Officials.

The Annual Meeting was recessed at 10:30 am and will be reconvened at 2:00 PM. Members who wished to observe the vote counting were able to do so by remaining on the call or alternatively, rejoin the call at 2:00 pm

### RECONVENE ANNUAL MEETING AND ELECTION

Dennis Stoller, President, reconvened the Annual Meeting and Election at 2:00 pm on Saturday, January 15, 2022 via Zoom video conference.

Roll Call of Board Members: President Dennis Stoller, Vice President, John Campbell, Secretary Rod Wiley, and Member-at-large James Cole were present. Members At Large Wendy Bissonnette was unavoidably absent. David Smith, Resort Manager was in attendance. Board Members were introduced.

There were approximately 47 connections to the Zoom call with one or more Members on each connection.

Members were reminded that the agenda for this meeting, the unaudited 2020 Financial Statements and the Minutes of the January 16, 2021 Annual Meeting were posted on the Owner's portal of the Desert Shadows website.

The President was informed that a quorum of votes had been received.

A motion to Approve the Minutes of the January 16, 2021 Annual General Meeting was duly moved seconded and approved.

### **Financial Report**

The December 31, 2021 unaudited financial statements were presented by the Secretary. In addition to being made available on the Owner's portal, the statements were displayed on the call so that Members could see the statements as they were being reviewed.

Beginning with the *Statement of Revenues and Expenses*, it was noted that the total variance between budget and actual for the year was just ½%, so rather than go through the line-by-line variances the discussion would focus on how the approximately \$1.8 million received by the Resort in 2021 was allocated to support the funding of resort operations.

Beginning with administrative expenses, it was noted that the expenditure of \$164K makes up 9% of annual spending or \$30 per month of an Owner's monthly HOA fees of \$325. While that may seem a lot for this kind of spending, it was noted that \$120K of the \$164K is for insurance or professional fees (accountant, lawyer). The remaining \$44K covers all costs associated with running an office, including supplies, photocopiers, postage, mailings, etc.

Personnel Expenses of \$532K represent 29% of annual spending or \$95 per month of the monthly HOA fees. Twenty percent of the total is for employee benefits while the remaining \$420K pays salaries. The Resort employees: 3 maintenance staff; 4 cleaners; 2 office support staff; an Activities Director; a Facilities Manager; and the Resort Manager, for a total of 12 full or part time employees. It was further noted that running the Resort is a seven day per week operation, with staff working evenings and weekends as required.

Overall Utilities accounted for 25% of annual spending or \$80 per month of the month HOA fee. That pays for all electrical and natural gas to common area facilities, resort-wide water & sewer, office telephone and cell, resort-wide cable TV, Wi-Fi and all garbage/recycling services. It was noted comparatively that in many jurisdictions \$80/month wouldn't even cover a water bill for one single family residence.

Landscape maintenance, combined with pool, spa and pond maintenance and common area repairs and maintenance accounted for another 25% of annual spending (\$80/mth/lot). These funds cover the cost of operating and maintaining two large club houses (with a gym, woodworking, pool, dance, arts rooms), 3 satellite club houses, an administrative office, five outdoor pools with hot tubs, one indoor pool with hot tub and sauna, indoor shuffle board court, two large green spaces (with pond features, putting greens, bocce ball courts, and racquet courts) and the green belt.

The remaining 11% of spending (\$40/per mth/lot) is funding that goes directly to the Reserve Fund.

With respect to the *Balance Sheet*, the strong financial position of the Resort was noted with a positive ratio of current assets to current liabilities, retained earnings of \$92,163.

The *Reserve Fund* ended the year with a balance of \$1,050,347 with expenses of \$153,596 being more than offset by contributions of \$198,096 and interest earned of \$2,888. It was noted that the Resort has been well served by the financial prudence of past Boards. Members can have confidence in the financial health of the Resort.

Major projects from the reserve fund for the year included phase one streets (cut out cracks, patch and seal coat) and the Gate Security (RFID entry system and gate reinforcement. Other reserve fund expenditures are of a more routine nature: tree replacement and pond repair under 'landscaping'; showers and plumbing under 'common area'; pumps and filters in 'pools and spas'.

Owners were invited to ask questions with respect to the Financial Report. One Owner asked whether there were any outstanding HOA dues in default at this time. The response was that

there currently were dues in default at this time; however, DSRV has legal remedies available to it to ensure that those funds can be recovered and is taking the appropriate actions to effect collection.

### **Manager's Report**

The Resort Manager reported on the migration of Owners from the old main gate access system to the new RFID based system, which is ongoing and targeted for major completion by the beginning of February. To date 293 vehicles have been RFID equipped. There have been no major issues noted with the transition thus far. The extra effort put in by one of our staff (Tony) to accommodate Owners and make the transition successful was particularly noted.

The Resort Manager noted concerns that have been raised about traffic control within the Resort. He noted that a 'Slow Down' sign has been erected and an additional stop sign has been ordered.

In terms of spending, it was noted that supply chain issues have been affecting costs, most notably items such as chemicals and grass seed have increased substantially in cost.

### **Open Forum**

Due to the 2022 Annual Meeting being held entirely by video-conference call, Open Forum questions were taken via the Zoom chat feature. Members were encouraged to limit verbal questions to assist in maintaining order. The questions and answers provided are briefly summarized.

Question: *A Member asked where the old clickers (for the front gate access) could be turned in?*

Answer: Clickers can be dropped off at the Office after February 1<sup>st</sup>.

Question: *A member asked if the Resort was aware of any new cases of Covid since an email blast had gone out a couple of days earlier identifying that there were several known cases in the Resort.*

Answer: No new cases had been reported to the Office. Owners were reminded about Covid protocols including wearing masks indoors, following CDC guidance if you test positive, getting tested. The Resort has been working to keep people informed and will continue sending out messages as appropriate.

Question: *Two Members indicated that they had missed the morning session and asked for a recap of the presentation*

Answer: Members were informed that the morning presentation was recorded and would be available for viewing on the Owners portal of the website. In addition, the entire package including a five-page explanatory letter will be deposited in Owner's mail slots likely Tuesday. Also, a committee of volunteers will be going door-to-door encouraging Owners to vote and will be able to get answers to any outstanding questions that Owners may have.

Question: *A Member indicated that there appeared to be a dead tree adjacent to lot 160 and asked if it was being removed.*

Answer: David will look into it.

Question: *A Member asked if there are any fruit trees in the common area that residents could pick fruit from.*

Answer: Owners are allowed to pick fruit from any tree located in the common area.

Question: *A Member asked if they can hold multiple proxies on behalf of various Owners*

Answer: Yes

Question: *A member expressed concerns about traffic issues, predominantly speeding, failing to stop at stop signs, and indicated that there have been a few near accidents.*

Answer: It was acknowledged that there are more reports of concerns this year and that the Board is looking into actions that can be taken. Concerns seem to be centered around a few chronic violators. It was pointed out that the current legal documents give the Board limited enforcement capabilities and that getting the changes approved to the amended CC&Rs will allow for an update of the Rules and Regulations that will help. Enforcement options could include technology solutions (to catch speeders), added signage, speed bumps (portable are on order for testing). Owners were strongly encouraged to not try to solve on their own. If you are reporting an obvious speeder or other violations to the Office you will need two witnesses and be prepared to identify yourself before any action can be taken.

Question: *One member indicated that many of our Vendors speed in the Resort.*

Answer: We have had success in a few instances where we have called and lodged complaints if we can identify the Unit number. Not all companies have been helpful, however.

Being no further questions, the President moved to the next order of business.

### **Election Results**

In total 191 ballots were received, with 172 being received pre-election day and 19 ballots being cast on election day. The Election Committee was thanked for their efforts.

Two Board positions were filled as follows:

John Campbell	179 votes
Rod Wiley	169 votes

The IRS ruling 70-604 was approved 185 for and 0 against.

Dennis Stoller announced that as per prior agreement of the Board he would remain as the Resort's President for 2022. Dennis announced the other Executive positions for 2021.

John Campbell	Vice President
James Cole	Secretary
Wendy Bissonnette	Member at Large
Rod Wiley	Member at Large

Dennis thanked all 2021 Board members for their continuing contributions and indicated how pleased he was that the entire Board would be returning to continue work on implementation of the 2021-2026 Strategic Plan. Dennis also thanked Rod Wiley for his two years of excellent service in fulfilling the demanding role of Board Secretary.

The President thanked all of the Members for their participation in the call. A motion was duly made and seconded to adjourn the meeting.

Attested: Rod Wiley, Secretary of the Board

