

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**REGULAR MEETING MINUTES**  
**1:00 pm, July 13, 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  
Around 40 owners attended via Zoom

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

**Opening Remarks**

President Stoller welcomed everyone, reviewed the purpose of the meeting, and made some minor adjustments to the agenda.

**Minutes** – No errors or omissions to the Minutes of the April 12, 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: the manufacturer suggested methods that work when using a clear or translucent container and this suggestion solved the problem. This item is now considered closed.
- Humps and bumps: following recent approval by the Fire Department, the trial humps and bumps were installed on Darla (near lots 353 and 390) this week. Temporary signs were also installed to warn drivers of these impediments. We are seeking feedback from residents on the effectiveness of these changes in reducing speeding and in problems encountered because of their presence. This item remains open but will remain in a 'monitoring' status.
- Sat B pump replacement: this item is completed.
- Building access: a trial lock was received but it does not fit our doors (depth of the door is an issue). An alternative is being explored. We continue to be

frustrated in our effort to talk with a user of the 'Bluetooth' type of locks. This item remains open.

### **Board Priorities**

- R&R modifications: James and Rod reported that a management meeting is to be held on July 20 to review the changes proposed to bring the R&Rs into alignment with the new CC&Rs. The goal is to have the new R&Rs in place beginning Oct. 1. This item remains open.
- Registration process: Dennis noted that a new registration process will be in place beginning this Fall for renters. An information packet needs to be created and sent to all owners beforehand.
- Resort security:
  - Research into product alternatives and costs for license plate cameras (to be focused on the rear of vehicles) is in process.
  - Implementation of the RFID system has clearly resulted in a reduction of unwanted vehicles in the Resort.
  - The use of a 'rapid' acting arm to enforce the 'one vehicle at a time' goal for entry has been found to be unworkable near the current gate as Cathedral City will not allow the implementation of a rapid gate arm gate without requiring us to re-position our gate further from Ramon Road.
  - The night patrols were a success last summer when we were struggling with unauthorized access issues. The access control improvements with the main gate have greatly reduced unauthorized access and the requirement for night patrols has been reduced. David has lined up the private security company that conducted night patrols last year and they can be called into play quickly, should circumstances warrant engaging them. However, they are not being deployed at this time, and will be used again in the future as required.
- Real Estate:
  - A new Real Estate firm (Landsmith Resort Services) has leased our Real Estate office and been moving in over the course of the last few months. They are committed to supporting the real estate sales and property management needs of our owners in a way that is consistent with the mission of the resort and our vision and goals. Both Landsmith management and our Resort Manager have relayed that they are happy with how things have been working during this transition phase.
  - Two new committees were announced last year that can help facilitate the interests of our owners as pertains to real estate.
    - Real Estate Committee: This committee helped in selecting a Real Estate firm who is committed to the Mission of our Resort. They will assist in managing the ongoing relationship between real estate professionals, the Resort and our individual owners, to ensure that the interests of all parties are aligned and working synergistically and efficiently in a way that is consistent with our vision and goals.

- Website Committee: has been established and is beginning to work on improving our website for both internal and external use and to help market our resort in a fashion that represents the Mission of the Resort. As part of their charter, this committee can work with the Real Estate Committee and real estate professionals to assist with providing efficient access to information needed in support of the real estate sales and rental requirements of our owners and real estate professionals.

## **Correspondence**

Received by Dennis:

- A resident suggested that the Cat City police do a presentation on how to secure our properties more effectively, considerations on how to deal with suspicious situations and individuals, and how and when to engage the Cathedral City Police Department. This has been scheduled for Jan. 22, 2023.

Received by David:

- An owner has asked that some common area parking lots be assigned to specific lots for additional parking. This will be discussed as part of the R&R meeting on 7/20.

## **Financials**

Rod Wiley reported on the June financials:

- DSRVR remains in a strong financial position
- Retained earnings continue to be solid.
- There are a few budget to actual deviations, particularly in the area of energy costs, where inflationary related rate increases are causing expenses to be higher than were budgeted for. While the financials show us to be in a good position for the first half of the year, inflationary pressures are likely to continue in the second half and will most likely have ramifications for next year's budget.

## **Motions**

- Moved, seconded and passed by unanimous voice vote to accept the minutes of the meeting on 4/12.
- Moved, seconded and passed that the meeting be adjourned.

## **Resort Manager's Report**

- Hot water has been turned on for showers and laundry in the Satellites as Riverside County has mandated that we provide hot water for these facilities or close down the pools.
- Palm tree trimming has been completed in Phase II and Phase I is almost complete.
- In 2021, 52 property sales occurred. There have been 45 transfers to date this year. Very few units are available for sale at this time.
- Owners directory:
  - The next edition will be created based on the Owners Information Form now in process
  - An online version will be considered
  - There was some discussion as to the 'quality' of the page sized version now available. The 4-color printed version used in the past is very expensive and must be printed in bulk. A print on demand version (in black and white) can be easily modified and printed as needed.
- Activities Director: one new resume was received and will be pursued.
- Water usage: CVWD has now reduced irrigation watering to three nights per week. They are recommending a 10% reduction in irrigation water, but this is not mandatory at this time.
- SJ A/C: consulting engineers and potential vendors have been asked for input and quotes. Some do not wish to consider the project as they feel the existing design is not what they would have recommended. Some key points:
  - A completely new system that would last for many years would cost \$100,000 or more.
  - One engineering firm is attempting to design an alternative that will be less expensive and still do the job.
  - David Smith was asked to gather the information and present alternatives and his recommendation to the Board for a plan to move forward to resolve this issue.
- OG and Office ACs: the AC units for the OG laundry and bathrooms is shutting down at random; the same is happening with the Office unit. A vendor is working on the problem. Both facilities AC systems are over 15 years old.
- SJ fountain pump failure: the pond has been drained and the pump removed. It will be shipped to the supplier under warranty.
- Summer projects: in process.

### **New Business**

No new business was discussed.

### **Open Forum**

The business on the agenda having been addressed, President Stoller opened the meeting to questions by the owners attending by zoom.

Approximately 40 owners observed the meeting and participated in the Q&A session, which included discussion on the following topics:

- The seminar to be presented by Cat City police in Jan., 2023
- The annual owner age and status questionnaire
- Need for a digital directory to replace the current print on demand version, or to supplement it
- How guests can be granted entry
- Need for training on use of the front gate pedestal for guest or personal entry
- Need for the license plate cameras to be targeting the rear of the vehicle
- Elimination of grass outside the walls; pet owners need some place to 'pot' their dogs

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Meeting Adjourned at 2:55 PM.

**Supplemental Information**

Meeting	Action Item/Motion	Action	Status
22.7:13	Replacement of water Fountain by racquet courts	Supplier proposed fix is working.	Closed
22.7.13	Speed bumps/humps	Installed and being assessed.	Open
22.7.13	Building access study	Still trying to obtain locks that fit our doors in order to test.	Open
22.7.13	Sat B pump	Replaced	Closed