

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
1:00 pm, March 15, 2022**

A regular meeting of the Board of Directors was held on Tuesday March 15, 2022 in Sat
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Members Present: Dennis Stoller, President
John Campbell, Vice President
James Cole, Secretary
Rod Wiley, Member at Large
Wendy Bissonnette, Member at Large

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

The meeting was duly called to order at 12:58 pm. President Stoller asked for agreement to move the order of some agenda items so as to accommodate the inclusion of the CFO for the financial issues.

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

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

One letter received from Karen Tyler, Events Committee, to be discussed in Executive Session.

One email received suggesting placing a defibrillator at the racket courts. The security of such a device in an open area is in question; a sign will be located near the courts indicating the availability of a defibrillator in the OG. This question also led to a discussion as to whether we should again offer CPR training; David Smith will arrange for training next year.

Dennis reported multiple emails regarding operational issues, all of which were delegated to the Resort Manager for action.

Business Arising from the Minutes

See the supplemental table at the end of these minutes.

Board Priority – Strategic Plan Implementation

- R&R update: James and Rod reported on two meetings to gain information for the revision of the R&Rs.
 - ACC: listening session with the ACC. Very successful and productive.
 - David and Laurie: listening session on information that is obtained by the office from various sources, including registration forms. James the multiple methods for storing/accessing information by the office. All of the information we need is probably somewhere in the HOA/office records but it is not necessarily organized in optimum ways for our use.
- Website improvement: the task force for improving the website has launched; the chair is Mike Nunan. They have already met with David and the RE task force. A few 'easy' changes have been made so far. This task force will meet with the SPIC on Tuesday, March 22 at 1 PM.
- The RE committee is active and is developing a plan to use multiple agents to serve DS. This task force will also meet with the SPIC on Tuesday, March 22 at 1 PM.

Motions

- Moved and seconded that hours reserved for tennis be reduced to 8-10 AM M, W and F. Passed unanimously on a voice vote.
- Moved and seconded that DS follow state and local guidelines and let the emergency rule expire. Activity coordinators will still be allowed to establish guidelines for their activities. Passed unanimously on a voice vote.
- Moved and seconded that the pump at the Sat B pool be replaced for no more than \$3000. Passed unanimously on a voice vote.

Resort Manager's Report

- The HOA has received a check for just over \$6000 from the laundry services company for our portion of laundry proceeds for the past several months.
- There were 52 property transfers in 2021. There have been 26 this year so far.
- Two property closings were cancelled due to the passing of the new CC&Rs.
- A new format and system for the directory was introduced by the Manager. The Board reviewed and agreed with one of the option. This approach will save thousands of dollars in production costs.

New Business

- The "50/50" money collection and drawing done by one owner was discussed. The winner has stated they will donate the proceeds to the Resort. There was discussion that the money must be presented to the office; a receipt will be

provided. The money will go into the same fund that handles proceeds from Huffy Feeds and other 50/50 activities. President Stoller will talk with the owner who ran this recent 50/50.

- James raised serious concerns with a resident soliciting money from other residents and the BOD agreed that this activity would be prohibited in the new R&Rs.
- Real Estate: our letter to Fatima has been received and her arrangement ends May 1. There is concern that the new arrangements with multiple agents will not allow us to receive the small portion of their fees that has delivered \$40,000 over the past four years. Improvements on the website relative to properties available for rent or purchase was discussed.

Financials

The Board entered into extensive discussions with the CFO regarding several financial concerns:

- Following the auditor's adjustments and report, we have been unable to identify the specific reasons why Retained Earnings dropped significantly at the end of last fiscal year and why other elements cannot be reconciled. The following numbers have been rounded off for clarity.
 - \$5400 was moved from 2022 to 2021 due to water bill paying issues.
 - \$8800 has been allocated to cover potential losses on properties the HOA believes will ultimately settle
 - There was a \$3600 change due to a disagreement over when our insurance started.
 - Retained Earnings dropped by \$17,800.
- The Activities Department and the Events Committee cannot reconcile income and expenses accurately.

Arnold and David will talk with the Auditor and get to the bottom of these deviations. Rod will continue to explore the activities funding issues.

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	Fountain installed but only partially operational.	Open
21.12.14	Speed bumps/humps	Both are available and will be installed for testing after required signage is received.	Open
22.2.15	Sat B pump replacement	Authorized for no more than \$3,000.	Closed
22.3.15	Building access study	Meetings held with two vendors. We are awaiting the opportunity to speak with a customer of each. More	Open

		discussion of this issue planned for February 22, 2022.	
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