

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING MINUTES
1:00 pm, October 18, 2022**

A regular meeting of the Board of Directors was held on Tuesday October 18, 2022 via Zoom

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
Approximately 40 owners observed via Zoom

The meeting was duly called to order at 1:09 pm (PST).

Minutes – The minutes of the September 13 meeting were corrected in that the deadline for owner input on the posted Rules and Regulations was 10/13.

Correspondence

- Manager
 - None
- Board
 - Four rules related inputs were received (see below) and input from one resident on several operational issues.

Board Priorities

- President Stoller presented the proposed charter for the Events Committee, which was accepted by unanimous vote.
- The charter for a landscape master plan task force was discussed. James Cole offered to prepare a proposed charter with special attention to the role that owners will play.
- David Smith reported that only one renter has arrived so far without the requisite registration process having been followed. David will ensure that the requirements are posted on the web site.
- A pet registration form has not yet been established.
- Building access/security: David and John Campbell are working together to initiate a trial of one of the candidate lock systems.
- Security in general: recent incidents will be discussed in the Executive Committee meeting.

- Rules and Regs modifications: owners have had 30 days to review the proposed new Rules and Regulations. There were several owner suggestions (see below). The final Rules and Regulations were adopted as presented by unanimous voice vote.
 - That the minimum length of permitted RVs be decreased. After considerable discussion and research, the BOD chose not to reduce this minimum.
 - That the number of pets allowed be increased. While not adopted at this time, this issue may be reviewed again after some experience with our pet registration form requirements and other related R&R changes.
 - Various minor edits and corrections were adopted.
 - That the use and height of lattice restriction be changed. The ACC studied this and recommended that no change be made.
 - Quiet hours were altered for contractors.
 - That the Resort did not have the power to set limits on the length of rentals. This is related to the CC&Rs, not the R&Rs, however the HOA attorney has assured the HOA that we have the full power and authority to set such limits.
- Membership meeting and voting rights were amended so that all references are consistent with the revised CC&Rs and R&Rs. This change was passed unanimously.

Financials

President Stoller reviewed the financials as of the end of September. Although electricity and gas are running well beyond the budget, overall the Resort is in sound fiscal condition and running very nearly on budget on controllable issues.

Business Arising from the Minutes

See the supplemental table at the end of these minutes.

- Activities Finances
 - Final issues with regards to the handling of Activities and Events financials will be discussed in the Executive Session.
- Budgeting: the BOD scheduled the afternoons of November 3 and 4 to work on the budget for 2023.
- Financial Task Force: several deliverables were met by inclusion of new wording and clauses in the R&Rs and CC&Rs. The taskforce is continuing to work towards a suggested process, that includes owner participation, to identify and select capital improvement projects.

Old Business

- Use of Credit Cards in Ticket Office
 - David is researching the use of the Square system. The fees we would pay are under negotiation.
- Landscape Master Plan: this topic will be discussed in the Executive Session.

- A/C issues: most have been resolved. The new A/C system for the SJ ballroom is currently under test.
- Speed bumps being trialed within the Resort have received mixed reviews. While speed bumps have not yet been placed at the main , in order to reduce people tail-gating through the gate, it is an alternative for future consideration. Cathedral City will not allow us to have a rapid gate arm without re-engineering the front gate area.
- Humps/Bumps elsewhere in the Resort
 - The humps were damaged and have been removed.
 - The bumps are still in place and receiving mixed responses. After discussion, the BOD decided to hold off any action until more residents are available to judge the usefulness vs. the downside of these devices.
- The Sat. B pump has been repaired. This item can be considered closed.

New Business

- SJ pond leak: the crack has been repaired and about two feet of water are now in the pond to test for leakage.
- Spring 2023 landscaping: if a Landscape Masterplan is not in place to guide decisions in the Spring of 2023, the BOD is open to retaining the Rye grass and letting it go brown until the Fall when a new decision point will be hit. The Board's intention is to work on a long term Landscape and Outdoor Amenity Masterplan during the course of this season.

Manager's Report

- Recycling: residents are not breaking down boxes and thus recycling containers are filling faster than necessary. David will urge a change in behavior.
- Activities Director
 - David Smith reported that the new Activities Director, Terri Smith, has nearly filled the events calendar for next year and is working in concert with the Event's Committee.

Motions

- Moved, seconded and passed by unanimous voice vote to accept the minutes of the meeting on 9/13 as amended.
- Moved, seconded and passed by unanimous voice vote that the proposed Events Committee charter be accepted.
- Moved, seconded and passed by unanimous voice vote that the revised Rules and Regulations be adopted.
- Moved, seconded and passed by unanimous voice vote that the amended rules on membership and voting be adopted.
- Moved, seconded and passed that the meeting be adjourned into Executive Session at 3:05 PM.

Supplemental Information

Meeting	Action Item/Motion	Action	Status
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22.7.13	Replacement of water Fountain by racquet courts	Supplier proposed fix is working.	Closed
22.7.13	Speed humps	Installed but were damaged and removed	Open
22.7.13	Speed bumps	Installed and being tested; awaiting more residents to gain greater input; the use of a speed bump at the entrance gate is being considered	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
22.10.18	Develop a pet registration form.	David will develop a draft pet registration form and assure it and the rules are on the website	Open
22.10.18	Charter for LOAM Planning	James to prepare a draft	Open
22.10.18	Charter for Facilities Committee	John to prepare a draft	Open
22.10.18	Capital improvement projects	A method to identify and fund capital improvement projects is needed	Open
22.10.18	Ticket Office to accept credit cards	David is researching use of Square	Open