

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**DRAFT: MEETING MINUTES**  
**1:00 pm, February 20, 2024**

A regular meeting of the Board of Directors was held on Tuesday, February 20, 2024 in Sat C.

Members Present: Dennis Stoller, President  
Mike Huszczo, Member at Large  
James Cole, Secretary  
Carol Bratt, Member at Large  
Steve Wiltermuth, Vice President

Guests: David Smith, Resort Manager  
Arnold Bos, CFO (first part of meeting)

The meeting was duly called to order at 12:58 pm (PST).

### **Minutes**

The minutes of the January 16 regular meeting were approved by unanimous vote.

### **Financials**

January financials were not available due to the annual routine audit of the books.

The audit report for 2023 was discussed.

A motion was made and passed to accept the audit report.

### **Correspondence to Board**

- Concerns regarding speed bumps have been expressed to Dennis. The possibility of using a survey to determine the level of owner support for the speed bumps will be considered in the future. After considerable discussion, a motion was approved that the BOD will review the issue of speed bumps in October 2024 (eg, after completion of the full season of 2024 in the Spring).
  - One more speed bump was authorized just inside the entry gate.
- A letter was received from Ron Delcamp, chair of the ACC. The letter indicated that the process for executing improvements to properties was not working.
  - The Board reviewed the defined process and supports the approach defined in the existing process, although open to minor tweaking as experience is gained.

- Dennis, Ron, Steve and David will meet to clear up the problems and get the process working smoothly.
- The owner of lot 36 complained of the conditions created by owners on both sides of the property. The Resort Manager will issue warnings and fines to get the offending owners to clear up the situation.

### **Board Priorities**

- Security/Locks
  - All installed locks are working well and more will be installed soon.
- LOAM
  - James Cole reviewed the results of the meeting to design the owner open house. This owner event will be held on March 7 at 3 PM in the OG.
  - A motion was made and passed to authorize the expenditure of up to \$160,000 for the Entryway and Pickleball projects.
- Performance Measurement
  - Dennis recommended that work on a Satisfaction Survey be delayed until the BOD has more time to work on it

### **Manager's Report**

- David will be off site March 3 through early March 7.
- Correspondence:
  - Concerns for large 'for sale' signs
    - The small signs issued for use by the office will be phased out
  - One owner expressed concern for motorcycle noise
- The OG sauna will be repaired by the end of the week
- Monthly payments to Blue Sky and Spectrum exceed the authorized levels allowed by the State of CA. Two motions were passed authorizing up to \$11,500 for Blue Sky checks and \$17,000 for Spectrum.
- Website redesign expenses will be:
  - We are scheduled to Renew our Yearly Plan on March 7, 2024
  - Yearly Costs:
    - DSRV Web Hosting - \$239.88
    - Marketing Services - \$1,115.88 (This price includes a 25% discount)
  - Total to be Charged- \$1,355.76
- David wants us to discuss Summer Closure Hours at the March BOD meeting

### **New Business**

- Prayer/Blessings for Meals
  - A prayer was offered before the Taco Night dinner which ended with "in Jesus' name". The HOA does not want to mandate if a prayer or blessing can or cannot be conducted at an event hosted by individual owners, as

we host private vs. public events. The HOA position on blessings for meals will be a recommendation that the blessing be 'universal' and not promote any one particular religion.

### Motions

- Moved, seconded and passed by unanimous voice vote to accept the minutes of the meeting of the January 16, 2024 meeting.
- Moved, seconded and passed by unanimous voice vote that the annual audit report be accepted.
- Moved, seconded and passed by unanimous voice vote that up to a \$160,000 expenditure is authorized for the Entryway and Pickleball LOAM projects.
- Moved, seconded and passed by unanimous voice vote that the expenditure for repair of the lap pool heater is authorized.
- Moved, seconded and passed by unanimous voice vote that monthly checks for Blue Sky can be issued up to \$11,500.
- Moved, seconded and passed by unanimous voice vote that checks for payment of the Spectrum monthly bill can be written for \$17,000.
- Moved, seconded and passed by unanimous voice vote that the meeting be adjourned at 2:58 PM.

### Adjournment

The meeting was adjourned by unanimous vote at 2:58 PM.

Respectfully submitted by James Cole, Secretary

### Supplemental Information

Meeting	Action Item/Motion	Action	Status
22.7:13	Speed humps and bumps	Use to be reviewed in October, 2024	Open
23.03:14	OG grass area wall movement to be monitored.	Continuous monitoring is in place	Closed