

DESERT SHADOWS RV RESORT OWNER'S ASSOCIATION
Annual Meeting
January 20, 2024
10:00 AM Pacific time at the OG

Call to Order/Opening Remarks

- President Stoller called the meeting to order at 10:04 AM and welcomed the attendees
- President Stoller asked any attendees who were not owners to excuse themselves
- President Stoller asked any new owners to introduce themselves

Vote for Officers

California law now allows a vote by acclamation if the number of candidates equals the number of openings. This being the case, Carol Bratt and Steve Wiltermuth were elected to two year terms by acclamation.

Officer Structure

President Stoller announced the officers for 2024:

- Dennis Stoller will remain as President
- Steve Wiltermuth will assume the duties of Vice President
- James Cole will retain the duties of Secretary

Approval of 2023 Owner's Annual Meeting Minutes

Approval of the minutes of the 2023 Owner's Annual Meeting was moved, seconded and adopted by unanimous voice vote.

Financial Results: 2023

President Stoller gave an overview of the financial status of DSRVR as of the end of 2023. A summary of his remarks is:

DSRVR finished the year close to the forecasted position that had been presented at the November open meeting. While the resort remains financially sound with has a strong balance sheet and healthy reserve fund, the 2023 operating expenses were over budget just under \$45K, largely due to exceptional utility expenses. The accumulated Retained Earnings did their job functioning as a shock absorber for any budget overrun and re-enforces the Board's goal to rebuild our Retained Earnings in 2024 and to shut down unnecessary facilities over the off-season to help manage our utility costs.

Strategic Plan Update

President Stoller presented a Power Point summary of progress on the strategic plan:

Safety and Security

- The Board's security audit from 3 years ago identified 3 areas that would have the most impact for improving Resort security: 1) Improve perimeter security, most specifically gate access. 2) Facility homeowner's ability to secure their own properties by enabling resort-wide WIFI so security devices such as alarms and cameras could be implemented for year-round property protection. 3) Improve common area facility security by updating the lock systems. The first two legs of this stool have been implemented and we are in the process of updating the locks on common area buildings now. Progress continues with the installation of electronic locks on all restrooms and laundry rooms. Other select key facilities and rooms will receive locks as well.

Owner Engagement

- The old (and obsolete) DSRV website has just been migrated and updated by the website committee formed one year ago. This has been a massive effort by Mike Nunan and his website committee of Garnet Sturby and Faye Chandler. Owners should expect to see a login invite from Desert Shadows soon for their individual log in User IDs and passwords.
- Automation of the Ticket Office
 - An electronic payment system is now fully operational for ticket sales.
 - The system has been well received with 62% of all transactions in December being handled as cashless transactions.

LOAM

- President Stoller provided background information on the Landscape and Outdoor Amenities Task Force and how they have approached the review of our facilities. There have been two projects identified for planned completion in 2024:
 - Resort entrance improvements to beautify the first impression visitors and owners will see upon entering the Resort.
 - Updating the Resort Pickleball Courts to match the facilities available at area competitive resorts.
- There will be an 'open house' within a few weeks at which time owners can view and comment on proposed landscaping and outdoor amenities changes

Resort Manager's Annual Report to Owners

David Smith, General Manager, gave a brief report:

- Tailgate cameras are in use to monitor who is entering the Resort
- Sales of lots was 38 for 2023, down a little from 2022.
- Owners should be sure to get their fobs activated so they can be used with electronic locks.
- Someone poured water on the heater in the Sauna; it will be several weeks and several thousand dollars for repair.
- Multiple employees are being trained in electrical and plumbing skills.

Committee Reports

- ACC: Ron Delcamp introduced several new members
 - Darrin Smith
 - John Reddin
 - Lawrence Georget
- Events
 - Chair Debbie Stoller overviewed the role of the Events Committee and how the revenues generated by Resort events provides funding for all Resort sponsored activities.
- AV/Technology
 - Bill Bedor was introduced as Chair of the newly chartered Technology Committee; he provided a brief update on the role of this committee.
- Greeters
 - Judy Hintermeister reported on the number of 'greetings' and how the program is operating.
- Woodshop
 - Garnet Sturby provided a brief overview of the woodshop that is available for all owners use. Additionally, hand tools are available for check out through woodshop committee members.
- Sunshine Fund
 - David Smith provided a brief update on this committee as Carmella Leuschen is in rehabilitation at this time.
- Website Portal
 - Mike Nunan gave an extensive briefing on the new website. There was considerable interest and enthusiasm generated in the new website and a desire was expressed to learn more.

Owners asked a variety of questions and provided input to the Board:

- Keeping the Sat. C pool open during the Summer
- How much of dues increase is because of increases in Spectrum's charges
- Can we use Solar Panels to heat pools
- Solar panel use to reduce electricity expense
- What happened to the 'suggestion box'?
- Appreciation for the BOD
- What are the plans for new PB courts?
- Break down boxes in the recycle trash
- Install shutoff valves in showers and sinks.
- Greater enforcement of R&Rs is needed

Adjournment

It was moved, seconded and passed by unanimous voice vote that the meeting be adjourned at 12:20 PM.

Respectfully submitted by: James Cole, Secretary of the Board