

DESERT SHADOWS RV RESORT ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING MINUTES
1:00 pm, February 14, 2023

A regular meeting of the Board of Directors was held on Tuesday March 14, 2023 via zoom.

Members Present: Dennis Stoller, President
James Cole, Secretary
Michael Huszczso, Vice President
John Campbell, Member at Large
Rod Wiley, Member at Large

Guests: David Smith, Resort Manager

The meeting was duly called to order at 1:06 pm (Pacific).

Minutes – The minutes of the February 14, 2023 Board Meeting were approved.

Correspondence (Board)

- o No written correspondence was received by the BOD.

Correspondence (Manager)

- o An owner living above the PB courts complained of noise from the cleaning of the courts using a blower. Research found that the cleaning was being done outside of quiet hours and the owner was informed that such cleaning was permitted.

Board Priorities

- Landscape and Outdoor Amenities Masterplan
 - o An update for owners was agreed upon.
- Committee Charters
 - o The content of a Facilities Committee Charter was discussed 'in passing' between John Campbell and Ken Patrick. John will follow up with a more formal discussion.
 - o It was discussed that an Emergency Preparedness Committee is identified in the DSRV Emergency Plan. David and Rod will consider whether this should be a formalized committee or an identified set of expert advisors.
- Reserve Fund review will be delayed into this Summer.
- Access/Locks: John Campbell reported that after considerable research, Schlage brand locks appear to be the best solution to our needs but the size of their lock will require replacement of many doors. John estimated the cost of a new door

and lock will be in the order of \$1700 per door. David Smith stated that Cathedral City Lock is going to visit to look at our needs and give us a quote. A motion was passed authorizing the Resort Manager to change out four doors at the Sat C complex with new Schlage Locks at a cost not to exceed \$10,000. The Sat C complex will be our 'beta' site.

- Performance Management: delayed until later this year.

Financials

A motion was made and passed to approve the audited 2022 financials.

The January and February financial performance is considered better than expected, even with the high overruns in the energy accounts. Continued efforts by David to manage the impact of unexpected high energy prices through other more controllable operational areas of the budget will be necessary going forward this year.

It was agreed that the energy situation will be evaluated in June to determine the success of the implementation before May 1 of the plan proposed by David Smith. This plan is attached as a supplement to these minutes.

Emergency Preparedness

There was extensive discussion of the existing Emergency Preparedness Plan. David has had the plan reviewed by local authorities within the Fire Department, but there has not been any other updates or review of the plan to make sure it stays current. Some areas of consideration are:

- Review updated Coachella Valley emergency planning documents to determine if there are any elements that should be updated in the DSRV plan.
- Determine if there should be a formalized committee for the expert advisors called out for in the existing plan and if so, develop a charter.
- Identify expert advisors who can assist and provide advice relative to the plan
- Develop a communications plan to ensure our community is aware of the Emergency Plan and their individual role in emergency preparedness. Examples might include:
 - Ensure the plan is available on the Resort Website (public facing)
 - Provide information to help identify Owner personal responsibilities
- Develop and execute a test plan

Rod will work with David to help conduct a review of the plan and updating as

Business Arising from the Minutes

David Smith reviewed the options for the phone system and presented a business case as to how updating the system would benefit the Resort and staff operations. A motion was passed to upgrade the phone system proposed by David.

See the supplemental table at the end of these minutes.

Old Business

- GAS project: David will be visiting with Rene from the CVWD in order to proceed with the Grass Along Streets project.
- Smart Controllers: these will be a part of the conversation with Rene from CVWD.

Manager's Report

- The recently adopted (ACC) trimming process has been initiated.
- 19 Corrective Action letters were sent on 3/14
- It was identified that a storage area for Corn Hole equipment is needed. Storage areas may be a part of the LOAM project. David brought up that and there is a closet area that could potentially be used that is filled with misc. equipment such as wheel chairs and crutches, all of which were donated at one time or another to DS. It was agreed that David could dispose of these items in appropriate ways and use the storage area for Corn Hole.

Motions

- Moved, seconded and passed by unanimous voice vote to accept the minutes of the meeting on 2/14/23 Minutes.
- Moved, seconded and passed by unanimous voice vote to authorize an expenditure of up to \$10,000 to replace four of the Sat C doors (2 restrooms, laundry and one meeting room) with new doors and Schlage Locks for 'beta' testing.
- Moved, seconded and passed by unanimous voice vote that the audited 2022 financials are approved.
- Moved, seconded and passed by unanimous voice vote that the proposed upgrade of the phone system be approved.
- Moved, seconded and passed by unanimous voice vote that the meeting be adjourned at 4:22 PM.

Adjournment

The meeting was adjourned at 3:05 pm and the Board moved to an 'in camera' session.