

DESERT SHADOWS RV RESORT OWNER'S ASSOCIATION

Annual Meeting

January 14, 2023

1:00 pm Pacific time at the OG

Call to Order/Opening Remarks

- President Stoller called the meeting to order at 1:04 PM and welcomed the attendees
- President Stoller asked any attendees who were not owners to leave

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, Dennis Stoller, James Cole and Mike Husczo were elected to two year terms by acclamation.

Officer Structure

President Stoller announced the officers for 2023:

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

Approval of 2022 Owner's Annual Meeting Minutes

Approval of the minutes of the 2022 Owner's Annual Meeting was moved, seconded and adopted by unanimous voice vote.

Financial Results: 2022

President Stoller gave an overview of the financial status of DSRVR as of the end of 2022. A summary of his remarks is:

DSRVR has a strong balance sheet and healthy reserve fund. DSRVR is a \$2 million business that ended the year over budget by about 0.5%. Utility expenses are the primary cause of the overrun. The HOA managed controllable expenses to be under budget.

Strategic Plan Update

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

- Update of DSRVR's regulatory framework: CC&Rs, R&Rs, and all associated records have been updated and are now consistent with each other and California requirements. Considered complete.
- Maintenance of the existing ratio of seasonal and full time residents: the CC&Rs and R&Rs established limits and property transitions are being monitored by the

Administration. Phase I is over the cap but trending down, Phase IIA (park models) is at the cap and Phase IIB (non-park models is under the cap). Considered complete.

- DSRVR's influence on Real Estate transactions: this effort led to the partnering with Landsmith and this partnership is very successful. Considered complete.
- Increase Owner Engagement: the culture of volunteerism at DSRVR has been extended with significant owner engagement on Task Forces and Committees. Considered complete.
- Upgrade the financial structure: the updated CC&Rs provide the Board with greater flexibility in supporting our already strong financial results. A method of engaging owners in decisions on projects is still needed.
- Enhance safety and security: the advent of the availability of wifi to each space gives owners the opportunity to adopt internet supported safety measures. In addition, the front gate was hardened and RFID technology adopted to reduce entry by unauthorized persons. Adoption of contemporary technology in locking systems for common areas is under study.
- Enhance facility and landscape management: the Board is currently seeking professional assistance in the development of a Landscape and Outdoor Amenities Masterplan.
- Increase resident satisfaction: the Greeter Team is active and successful. A satisfaction survey will be developed within the next two years.

Resort Manager's Annual Report to Owners

David Smith, General Manager, gave a brief report:

- Utility prices have risen dramatically:
 - Electricity: 31%
 - Gas: 91%
 - Water: 22%
 - Trash: 42%

Committee Reports

- Real Estate: Brent Horrill reviewed the activities of the RE Committee and introduced Darren Smith of Landsmith. Darren gave a brief summary of the services they offer.
- ACC: Ron Delcamp and Terry Cooke addressed:
 - The desire of the ACC to be of assistance to owners in the improvement of their properties
 - The need for permits for all outside work
 - The new program where units will be categorized in one of three ways:
 - Cat I: the lot does not need any improvement
 - Cat II: the lot has some need of improvement but it is optional and up to the owner
 - Cat IIIA: the lot has definite need of improvement and the owner is willing to work with the ACC to bring the lot into Cat II status

- Cat IIIB: the lot has definite need of improvement but the owner is unwilling or unable (many of these are units held by estates or managed by attorneys that are non-responsive) to make changes; the new CC&Rs give the HOA the power to make the changes and bill the owner
- Cat IIIC: the unit is considered not salvageable and must be removed ASAP or at the very least at the time of sale of the lot.
- Events: Karen Tyler gave an update on the Events Committee and announced that Debbie Stoller will be assuming the role of Chair of the committee as of this meeting.
- Online Portal: Mike Nunan summarized the actions being taken by this committee to upgrade the website.
- Greeters: Joanne Nunan reported on the activities of the Greeter Team.
- Fitness: Ron Finch gave a brief summary of the benefits of the fitness facility and welcomed all comers.
- Woodshop: Terry Cooke gave an update on the benefits and limitations of the Woodshop.
- Sunshine Memorial Fund: David Smith read a list of statistics on the activities of the Fund

Open Forum

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

- Clarification on the caps on full time residency
- Donations for the library
- Interest rates for our reserve fund

Adjournment

It was moved, seconded and passed by unanimous voice vote that the meeting be adjourned at 3:13 PM.

Respectfully submitted by: James Cole, Secretary of the Board