

DESERT SHADOWS RV RESORT ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN MEETING MINUTES
1:00 PM, June 20, 2023
This meeting was held via Zoom

Members Present:

Dennis Stoller, President
Mike Huszco, Vice President
James Cole, Secretary
John Campbell, Member at Large
Rod Wiley, Member at Large

Guests:

David Smith, Resort Manager
Many owners attended this live meeting

The meeting was duly called to order at 1:02 PM (PST).

Opening Remarks

President Dennis Stoller welcomed everyone, introduced the Board and Manager, and reviewed the agenda.

Minutes

No errors or omissions to the Minutes of the November 10, 2022 meeting were noted. A motion to approve the minutes of the meeting was duly moved, seconded, and unanimously approved.

Financial Report

A review of May and YTD financial statements was delivered:

- Overview of steps taken to mitigate resort exposure to stresses on regional banks such as Pac West
- Our balance sheet is healthy at this point
- Extreme utility rate fluctuation and high cost has placed pressure on our expense budget David and the Board will be monitoring the situation closely, with David taking steps as appropriate to try to limit excessive electricity usage

A question was raised as to the possibility of using the Reserve Fund to cover some of the excess expenses due to utility costs. President Stoller indicated that this was not possible but that the HOA could borrow from the Reserve Fund if we needed short term cash.

Business

President Stoller presented information on the Board's strategic priorities via powerpoint and other shared documents. These materials are attached and shall be considered a part of these minutes.

Manager's Report

Resort Manager David Smith reported on and summarized several issues:

- Status of the lock test at Sat C
- Status of the use of Smart Controllers
- The need for all owners to complete the annual survey
- Status of the SJ building repair
- Year to date property sales (20 sales: 10 of each type); Landsmith continues to do an excellent job

Open Forum

The business on the agenda having been addressed, President Stoller opened the meeting to questions by the owners in attendance. The subjects addressed are provided below:

- Registration of Park Models; proper location of license plates
- The benefits of solar powered cameras relative to property security
- A suggestion that a committee be established to provide aid to owners in the adoption of security measures for their properties
- The location of speed bumps
- Access to restrooms under the new locking system being tested
- A request that some pools not be heated

Meeting Adjourned at 2.42 PM.