

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**MAY 24, 2023**

A regular meeting of the Board of Directors was held on Wednesday, May 24, 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 9:02 am (Pacific).

Minutes – The minutes of the March 14, 2023 Board Meeting were approved by unanimous approval.

Correspondence (Board)

- No written correspondence was received by the BOD.

Correspondence (Manager)

- None received

Board Priorities

- Landscape and Outdoor Amenities Masterplan
  - The contract with HDG was approved by unanimous vote.
- Committee Charters
  - Extensive discussion on the need for a Facilities Committee and what its charter might be. John reported on conversations with Ken Patrick. Further discussion with Ken was encouraged to attempt to reach agreement on roles and authority for the committee.
- Access/Locks
  - David Smith reported good experience and satisfaction with the test of locks being performed at Sat C. Owners are now participating.
  - Plan to get wood shop personnel involved relative to the mounting of the lock on the door; there is some concern for appearance.
- Performance Measurement: on hold until BOD time can be devoted to it

- Reserve Fund and Funding for LOAM
  - Rod Wiley led the BOD through an extensive and informative discussion of how the Reserve Fund is designed and supposed to work. The key takeaway is that the BOD can move money around and use funds for 'maintenance' purposes as long as it acts responsibly.
  - Other forms of potential funding for LOAM include:
    - Special Assessments...have been used in the past...for example, an extra \$10/mo can produce in excess of \$55,000 in any year.
    - The HOA has the authority to borrow up to 5% of our assets without owner approval
    - We can create a contingency fund as part of the annual budget
    - Use Retained Earnings
    - Fund raising
    - A special line in the operating budget for 'capital expense'

### Financials

- David reported on actions taken to reduce DSRVR exposure to excess (over \$250k) savings in accounts. Using CDARS as a way to distribute our cash assets.
- Changes to reduce gas usage or offset gas costs will go into effect May 1 (temperatures) and June 1 (laundry fees).
- Financial performance through April was reviewed.

### Manager's Report

- Smart Controllers have been received and installed. Awaiting posts for extension of wifi signal to some sites, then CVWD will be asked for approval. We will receive a rebate of 75% of the cost of the units themselves following approval.
- The SJ damage has been repaired with no long term consequences.
- The ACT POS system for activities has been installed and Terri./David are learning to use it. This is the system to allow the ticket office to accept credit card charges.
- Large bulk item container can be brought in at scheduled times to allow discard of large items.
- Two new speed bumps have arrived and will be installed. Two more arriving soon.
- The process of upgrading our mail boxes and keys is delayed due to parts problems.
- The person against whom we are seeking a restraining order has again been seen, on video, in the Resort. The judge has applied a 60 day waiting period.
- The GAS project is officially terminated.
- The Website Committee continues to work with go-daddy to move to the new platform.
- David is refining the annual survey with BOD input.

- There was discussion to clarify 'seasonal' vs. full time. Full time is when a person is in residence at least one day per month for more than nine months in a calendar year.
- The new voice mail system is implemented.
- There has been no movement of the OG wall.

### New Business

- Preparation for June meeting will be done by email; Dennis is seeking input.

### Motions

- Moved, seconded and passed by unanimous voice vote to accept the minutes of the meeting on 3/14/23.
- Moved, seconded and passed by unanimous voice vote to approve the contract with HDG.
- Moved, seconded and passed by unanimous voice vote that the meeting be adjourned at 11:56 AM.

### Adjournment

The meeting was adjourned at 11:56 am and the Board moved to an 'in camera' session.

### Supplemental Information

Meeting	Action Item/Motion	Action	Status
22.7:13	Speed humps and bumps	Additional bumps have been ordered but are on backorder.	Open
22.7.13	Building access study	Beta test approved.	Open
23.02.14	Emergency preparedness	Plan reviewed and considered valid; David and Rod to review for updates. Ensure the plan is available to the community (i.e. via the web site)	Open
22.10.18	Charter for Facilities Committee	John to discuss with Ken Patrick.	Open
23.03.14	Outside landscape project execution	David to lead project	Closed
22.12.13	David: consult with VM service provider	Upgrade of system approved.	Closed
23.02:14	David to arrange repair of damage at BOD meeting room	No structural damage. Repairs in the next few months.	Closed

23.03:14	OG grass area wall movement to be monitored.	No change over past month.	Open
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