

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**OPEN MEETING MINUTES**  
**10:00 AM, Nov. 19, 2023**

Members Present:

Dennis Stoller, President  
Mike Huszczo, Vice President  
James Cole, Secretary  
John Campbell, At-Large

Guests:

David Smith, Resort Manager  
Arnold Bos, CFO  
A record number of owners attended this meeting

The meeting was duly called to order at 10:02 AM (PST).

**Minutes**

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

**Financial Report**

President Stoller reviewed the YTD financials. Except for the area of utilities, where we have made some adjustments in the Resort to try to control costs, we are performing well against our budget for the year.

President Stoller then reviewed the budget that has been approved for 2024. HOA dues will rise to \$395. This presentation was followed by a Q&A session limited to the financials.

The YTD actuals and the 2024 Budget are both attached to these minutes.

Q&A/Comments regarding financials:

1. Comment from resident that full time residents are driving higher expenses (such as trash pick up). Response included comment that we do reduce garbage pickup frequency during the summer.
2. Can we use a special assessment in place of a dues increase? Response included that the BOD and the CFO considered this request but determined it not to be the approach that the 'management' felt comfortable with and that it would solve a problem only for one year; in the following year the special assessment

would have to be twice as large (estimated). It was felt a consistent monthly dues amount would be preferred by the community and more that it would more appropriately represent dues requirements over time.

3. Reminder: break down boxes placed in recycle.
4. Have we explored solar: answer is yes and it does not work out financially for an HOA
5. Can we reduce personnel costs during the summer: we do, but summer is when many projects are completed.
6. Can we extend the summer facilities closures by another month? Response: we do have flexibility to do so and it will be considered.
7. Are we looking at cost reduction possibilities for the future?

### **Board Strategic Priorities**

President Stoller provided an update on the status of a number of Board strategic projects for 2023, including:

- Safety & Security
  - Improve Perimeter Access Control
    - RFID at Gate & eliminate cards and auto clickers
    - Implement License plate camera
    - Facilitate Owner ability to secure their properties
    - WIFI
    - Improve Facility Access Control
  - Improve Facility Access Control
    - Better secure against access from unauthorized individuals
    - Improved safety for residents and staff
    - Key management
    - Unauthorized access reporting
    - WiFi availability at all sites that can be used by owners to enhance security
    - Facility access: electronic locks
  - Speed Bumps
    - Tested last season as an option for traffic speed control
    - Mixed input from the community, but...they did have an impact
- Owner Engagement
  - Website replacement
    - A demonstration of the in-development web site was conducted.
  - Electronic Payment System
- Facility and Landscape
  - Landscape and Outdoor Amenities Masterplan (LOAM)

### **Manager's Report**

Resort Manager David Smith reported on and summarized several issues:

- Banking security changes and higher interest rate on savings
- Property sales by type
- Front gate usage
- New BOD members to be accepted by acclamation.

## ACC

Ron Delcamp provided a brief report from the ACC

## Open Forum

The following is a summary of Q&A/comments during the open forum at the end of the meeting:

- Can we use the Reserve Fund to reduce the dues increase? Answer is no; it is a legal issue.
- There are occasional issues with the use of Apple phones in opening the gate. Informal polling indicated that most owners using Apple phones were not having this issue.
- Raise the registration fees to gain some income.
- Non-resident guests are taking up a lot of spaces at events, especially the Thanksgiving and Christmas meals
- There are a large number of small areas of grass throughout the Resort, and they are costing us water and time to maintain. Answer: most are privately owned and the Resort cannot act on them.
- What is our staffing: 11 total, 4 salaried. Hours are reduced in Summer.
- We need to use more desert landscaping.
- The appearance of our streets needs to be improved. It was requested that this be a top priority.
- Can we save money with different sprinkler heads.
- Owners need better service from Blue Sky in the Summer.
- Are we spending too much due to excess care of our grass areas.
- Trash and recycle enclosures often need to be cleaned up.
- We should be decorating the front gate year round.

## Adjournment

- Meeting adjourned at 12:10 PM (PST)