

**DESERT SHADOWS RV RESORT ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**Oct 10, 2023**

A regular meeting of the Board of Directors was held on Tuesday, October 10, 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 12:57 PM (Pacific).

Minutes – The minutes of the May 5, 2023 Board Meeting were approved by unanimous vote.

Correspondence (Board)

- Follow up to tripping accident on speed bumps; Dennis sent Phoebe a letter explaining the Board's planned action.
- One person has asked when facilities will re-open. David reported that this will occur mid-October.
- One resident has asked that the streets be cleaned. A quote to do so was \$4200 and such cleaning would simply move debris around, not remove it. Some sort of vacuum cleaning is being considered.

Financials

- Temporary closure of facilities appears to have saved \$7000 in utilities expense as compared to the same month last year.
- September expenses were in line or below projections provided by both David and Arnold
- While it is highly likely that we will dip into our retained earnings to cover
- expenses for this year, the year end projections appear to be manageable at this point.
- LOAM funding
  - It is believed that we will be able to fund a high percentage of the LOAM expenses out of the Reserve Fund.

- A meeting with the Reserve Fund Consultant will be held Tuesday, October 17, to confirm our assumptions and validate our ability to fund the first tranche of LOAM projects while maintaining our good funding status.
- Budget planning
  - Nov. 8 and 9 were reserved for budget planning.

### Board Priorities

- LOAM
  - We will utilize HDG 'concept' drawings to get rough estimate of expenses for each phase, with the Resort entrance and racquet courts to be the first projects to be considered.
  - Mark Bratt will be asked to spearhead the work to go from concept drawings to 'working plans' that can be used for bidding
  - Mark will also lead a subgroup, in support of David, to oversee construction
- Committee Charters
  - Ken Patrick, Facilities Committee, has asked for a meeting with the Board
- Access/Locks
  - Policies regarding how to use fobs to provide access to facilities by residents were discussed
    - Bathrooms and Laundry Rooms will be available off hours to all residents
    - Meeting room/kitchen access will be restricted to residents who have scheduled use of the facility
    - Fobs will be our go to method (not cell phones)
    - David will describe the policies for all residents in a letter
- Ticket Office System
  - The new 'credit card' system is up and operating

### Manager's Report

- David reported that the banking transition is nearly complete
- We can now accept credit cards for dues payments (for a fee)
- Solar on common area buildings
  - Two contractors have looked at our situation and do not recommend solar. According to these contractors, a non-profit is not eligible to receive rebates.
- Emergency Prep
  - Our documents continue to be used as a model by the Cathedral City PD
- Wall movement
- No movement has been measured over the course of the summer. David will continue monitoring.
- We have reached 91% of annual surveys; David will pursue on a one on one basis the remaining 9%

- To our knowledge, we have only one resident who is living at DS full time without authorization; David is working on this

Adjournment

The meeting was adjourned at 3:10 PM and the Board moved to an executive session.

Supplemental Information

Meeting	Action Item/Motion	Action	Status
22.7:13	Speed humps and bumps	Painting for visibility to be done	Open
22.7.13	Building access study	Beta test at Sat C is complete and David will be migrating the community onto the authorization system	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	Ken Patrick to meet with BOD	Open
23.03:14	OG grass area wall movement to be monitored.	No change since monitoring started	Open