Desert Shadows RV Resort Association Inc.
Board of Directors
Meeting Minutes
March 12, 2024 ● 1:00 PM

A regular meeting of the Board of Directors was held on Tuesday, March 12, 2024 in Sat C.

Members Present: Dennis Stoller, President
Mike Huszczo, Member at Large
James Cole, Secretary
Carol Bratt, Member at Large
Steve Wiltermuth, Vice President

Guests: David Smith, Resort Manager
Arnold Bos, CFO

The meeting was duly called to order at 1 PM (PDT).

Minutes: The minutes of the February 20, 2024 regular meeting were approved by unanimous vote.

Correspondence to Board:

A. Large Item Waste Disposal. The large item waste disposal has been over full a few times lately. The over-filling occurs in both the summer as well as the winter. It costs us $500 to have BlueSky take the items away. The security camera on the large item disposal area has not been operational since last fall. Our garbage service provider, Burrtec, only picks up 4 items per week. David will come up with a plan to deal with the over-filling of the large item waste disposal and bring it to the Board at our next meeting.

B. Complaints about lot construction noise. One lot owner has been helping many people with small construction projects. However, he does much of the work on his own lot with noisy power tools so there is a lot of continuous noise coming from his lot. Dennis spoke to the person who is making the noise and asked him to take and use the tools to the project site, which will hopefully alleviate the noise for his neighbors.

C. Young person living in resort. There was a report of a young person living in the resort. David sent a letter to the lot owner notifying them of our policies and that this is not allowed.

D. Large dog in resort. There is a large dog in the resort that is designated as an emotional support animal; however, the dog has been barking a lot. Our park is required to accept emotional support animals. David has contacted the lot owner and the renter of the lot about the nuisance barking.

E. Complaint about LOAM information not being available. Dennis is working with Mike to get some of the LOAM presentation materials and drawings on the web site. James, in coordination with other LOAM members, will draft an email blast notifying people what is happening with LOAM. Steve, Dennis, and David have been contacted by people who had a lot of misinformation about the LOAM project / proposals. If people contact any of the Board members about letting the HOA vote on this, contact Dennis and he will provide some of his responses to this question.

F. Passive solar to heat the pools. Steve has been approved to talk to Scott Frost about getting a task force together to investigate this issue.

G. Reserving OG for private events, not resort activities. OG is the largest space available to reserve since we do not reserve SJ.

1. It is not always clear whether the Activities Director or Resort Manager is responsible for reserving OG.
2. Owners and renters can reserve OG, Sat B and Sat C on a regular basis.
3. Reservations can be made for private events that are open to everybody (Superbowl, Grey Cup, etc.), resort activities (Friday potluck, quilting), or "one-off" activities (band practice).
4. Currently the policy for reserving OG is that it can be reserved, but it still must be available for other people to come in to use the internet services. There have been some issues with two groups wanting to use OG at the same time.
5. Can OG be reserved by a private group for the entire season on a regular basis?
6. James will attempt to set up a draft model for consideration that could be in place for next season.

Financials:

A. The Board reviewed and discussed the January financial reports and the preliminary February 2024 Profit & Loss Budget vs Actual Report. The reports look quite good, with the exception that we received an unexpected bill from our legal firm for past charges they apparently did not charge us for (David has confirmed we did not already pay them). However, a good start on planned operational expenses.

B. Funding Capital Improvement Fund. The Board discussed the logistics of how funds designated for capital improvements planned in the Reserve Fund can best be managed between the Operational Fund and the Reserve Fund. David and Arnold will make a recommendation to the Board about how to manage this process.

C. Insurance funding was done differently last year than it had been done in the past. David said that for this year the insurance will be funded the same way it was done in previous years.

D. The Board discussed whether the portion of the Replacement Reserve fund that is in a checking account making little to no interest should be rebalanced. Arnold and David will investigate whether these funds should be rebalanced to optimize interest earnings while ensuring that an appropriate amount of the money is accessible when needed.

E. Real Estate Transfer Fees. Landsmith pays us a lease for their real estate office space. When Landsmith sells property in the park, DS gets a part of their sales commission as lease compensation. Private sales and sales through other realtors do not pay any part of their sales commission to the park, yet the Resort may have additional overhead to ensure that sales meet our property conditions that Landsmith has already vetted as part of their process. David will come up with a recommendation to help ensure that whoever we have leasing our real estate sales office is not inappropriately disadvantaged by our leasing arrangement.

Supplemental Information from February 20, 2024 meeting:

A. Report from meeting with the ACC chairman, David, and Dennis. A meeting was held to discuss and resolve issues identified by the ACC Chairman and the process is back on track.

B. OG wall movement along grass area. Was not measured this month.

C. Facilities summer hours. The Board reviewed David's proposed 2024 summer hours. After discussion and amendments, the plan was approved (see attachment).

Resort Managers Report:

A. David is unhappy with the current laundry services provider. The current services contract expires in September. He has contacted another vendor about giving us a new proposal. This vendor also provides lockers, which would be helpful for all the packages we have been receiving in our post office.

B. Painting HOA building. The plan is to start painting May 1. The bid is $14,970, which includes the paint. It was moved, seconded and passed to approve $15,000 for painting the HOA building.

C. Lock system. Locks have increased in price by $108 per lock. David has ordered another group of locks for Sat A and Sat B, and the post office.

D. Dennis is still working on the network infrastructure at SJ.

Old Business:

A. Re-doing roads keeps coming up with owners. While the roads are structurally sound, we have been planning for when a major resurfacing will occur. Our road consultant recently provided planning cost estimates that were significantly higher than his previous estimates and must be considered in our planning process. David is working on the impact of this estimate with our road consultant to consider how the overall project might be approached, such as whether it is reasonable to break up the project into smaller pieces (e.g. front entrance, etc.). When working with Roxi (our Reserve Fund consultant), we need to discuss her road allocations for the Maintenance Reserve fund and help ensure her allocations reflect current estimates.

Motions:

A. Moved, seconded and passed by unanimous voice vote to approve the February 20, 2024 Board of Directors Meeting Minutes.

B. Moved, seconded and passed by unanimous voice vote to approve $15,000 for painting the HOA building.

C. Moved, seconded and passed by unanimous voice vote to adjourn the meeting.

The meeting was adjourned 3:18 PM.

Respectfully submitted,
Carol Bratt
For James Cole, Secretary