

DESERT SHADOWS RV RESORT ASSOCIATION, INC.
BOARD OF DIRECTORS
OPEN MEETING MINUTES (Draft)
10:00 AM, June 25, 2024

Members Present:

Dennis Stoller, President
Steve Wiltermuth, Vice President
James Cole, Acting Secretary
Mike Huszczo, Member at Large

Guests:

David Smith, Resort Manager
Many owners

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

Minutes

No errors or omissions to the Minutes of the November, 2023 meeting were noted. A motion to approve the minutes of the meeting was duly moved, seconded, and unanimously approved.

Board Roles

President Stoller announced that Carol Bratt would be replacing James Cole as Secretary of the Board.

Financial Report

President Stoller reviewed the YTD financials. Year to year comparisons indicated 2024 May was a real improvement over 2023. He pointed out some specific things in the report:

- We executed a self-loan to pay our insurance policy in one payment, thus saving considerable money. This amount is paid back to the Reserve Fund on a monthly basis.
- We are trying to find a solution to the management of large trash items
- Rebuilding our Retained Earnings was a goal of the budget for 2024 and we are pleased that there has been progress made in that regards.
- Utilities are more under control this year, although trash hauling costs have risen considerably

Board Strategic Priorities

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

- Safety & Security
 - We continue to move forward on the electronic locks project; product shortages have been delaying things.
 - Satellites A and B will be completed before the beginning of the fall season.
- Owner Engagement
 - The website upgrade has received high praise
 - There has been a lot of traffic to the site
 - We will be switching to a new laundry service (do not place a large balance on your current card)
 - Facility Reservation System
 - The policy for common area reservations for Satellites B and C and for the OG common room has been updated. This was implemented to avoid the conflicts that arose last season.
- Facility and Landscape
 - The entry way and office area, plus racket court improvements, were reviewed. David Smith provided pictures during the Manager's Report.

Manager's Report

Resort Manager David Smith reported on and summarized several issues:

- Real Estate activity
 - 23 for sale signs within the Resort
 - 20 completed sales YTD
 - RE activity is within the normal range
 - Full time resident statistics were reported as they relate to the 25% full-time occupancy objective contained within our CC&Rs.
- Post Office
 - Some residents have suggested to friends that they can use our PO as a delivery point for non-resident packages, which has contributed to the PO being inundated with packages that there is no place to store. DSRVR has little alternative but to start returning packages addressed to unknown and unregistered people as 'not deliverable' rather than keeping them around.
- Unexpected summer projects
 - Several site pedestals have been found to be out of compliance (for example, with a 100 amp breaker when we are limited to 50 amp service). A thorough assessment will be made of all pedestals and for those that are out of compliance the owner will be notified of required changes. This is a safety issue as well as a potential compromising situation for the Resort's power grid and the discrepancies must be corrected.

- Our indoor pool is closed due to a cracked beam in the ceiling. David is engaging a structural engineer to help ascertain what is necessary to repair but in the meantime, the pool must remain closed for safety.

New Business

There was no new business to discuss

Open Forum

Questions from the floor were answered. Topics included:

- Cost of the changes being made under LOAM. Projects are on budget.
- Closures during Summer: As reported with the 2024 budget, the goal is to maintain services for resort residents while matching the number of open facilities to the 25% threshold of full-time residents during the off-season. This helps manage expenses that we all pay.
- Involvement of owners in decisions on new projects:
 - Taskforces are used to assure owner involvement
 - BOD has the authority to fund projects within the rules of the CC&Rs
- How to volunteer
- Why do other relators not have listings on the website when Landsmith does. Landsmith compensates the resort via their lease agreement for the privilege of being referenced from the DSRV website. Additionally, as a courtesy to our owners, they have the option to list their properties on our website.
- What type of lighting will be used on the new palm trees? David noted that we looking at two alternatives.
- Why is it necessary to use speed bumps? Some owners, guests and delivery drivers speed regardless of our posted limits; speed bumps have been the only method that has caused a reduction in speeding.
- Where are the pedestals? *Each site has a pedestal on the 'power' side for RVs.*
- *Recommend removal of storage shed near new Pickleball courts. Alternative sites/methods are being explored.*
- Can the lap pool be used while the indoor pool is closed? Yes
- What is the status of our emergency response plan? *CCFD has reviewed and approved our plan; DSRVR is limited on what it can do.*
- How are things needing repair identified within the Resort? *Staff are constantly monitoring the functionality of the Resort.*

Adjournment

- Meeting adjourned at 11:40 PM (PST)