

Desert Shadows RV Resort Association Inc.
Board of Directors
Meeting Minutes
October 15, 2024 • 1:00 PM (PDT)

A Regular Meeting of the Board of Directors was held on Tuesday, October 15, 2024 via zoom.

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

Guests: David Smith, Resort Manager
Arnold Bos, CFO

1. The meeting was duly called to order at 12:56 PM (PDT).
2. Minutes: It was moved, seconded and passed to approve the minutes of the September 18, 2024 Regular Meeting.
3. Correspondence to Board: Moved to Executive Session.
4. Financials:
 - A. The Board reviewed and discussed the financial reports for September 2024.
 - 1) We are in better shape than we were last year.
 - 2) With 2025 budget planning in mind, we need to continue to monitor our expenses, especially our electricity and water usage. The water usage is mostly irrigation related.
 - a) Some things to remember when our plants and/or trees die, it is not necessarily due to a lack of water; the plants may be old and at the end of their lifespan, they may get sunburned, or they may not be the correct plant for a desert setting.
 - b) Our grass and trees have differing watering needs. Our current irrigation system is not able to accommodate the differing needs.
 - c) In the future, we may need to consider making separate irrigation systems for SJ, OG, the Greenbelt, and the owners' lots. However, we will not be able to plan for this change in our 2025 budget.
 - d) Consideration of undertaking large infrastructure projects such as water/irrigation systems and the roads is closely tied to our Reserve Fund Plan. While these infrastructure items are accounted for in the Plan, as we look towards engaging on these projects over the next few years, the prioritization, planning and implementation sequencing can have considerable impact on the Reserve Fund Plan and ought to be looked at from a strategic perspective. It is suggested that the DSRV Strategic Plan developed five years ago has been a valuable tool in guiding the direction and focus of the Board and community. Given that virtually all of the priority objectives developed in that Plan have been accomplished, it would now be a good time to review and refresh the Plan. In so doing, it is likely that these infrastructure projects would be identified as

priority objectives that can guide the Board and community in developing a plan to accomplish over the next four or five years.

1. Some things to consider are: Are we seeing more breaks in the water lines or is the number of breaks stable?
 - a) It was noted that most of the water line breaks are at the couplings and tees.
 2. A possible contributing factor to the perceived increase in water line breaks during the summer is that with fewer people in the resort, the water comes through the lines at a higher pressure and higher flow rate than in the winter when there are more people turning on the water at the same time.
- B. Status of Reserve Fund Study: Roxi (our Reserve Fund specialist) still has not completed the study since she still has some questions about roads/paving, painting, and a few other items. She will try to work on it this weekend.
- 1) Roxi has offered to come to our Board meeting in November or January to explain the Reserve Fund Study to the Board.
 - 2) It was noted that a new California law states that all underground infrastructure needs to be included in the Reserve Fund Study. This infrastructure usually has a long-planned life that can exceed a typical thirty-year plan. The Board did discuss starting to incorporate items that may not yet exist in the Plan due to long anticipated life spans with Roxi with the goal of getting them incorporated over time.
- C. Budget Planning Logistics and Preparation:
- 1) November is a very busy time for the Board with planning for the new budget and the Open Board meeting that presents the new budget to the HOA members.
 - 2) The Board is very appreciative of Arnold and David, who work hard to gather accurate information before the budget preparation meeting at which time a well-prepared, reasonable and realistic budget proposal can be more easily understood and approved by the Board.
 - 3) Our budget preparation meeting has been scheduled for November 6, 2024 (Wednesday) at 1 PM, Satellite C. If we need extra time to complete the budget, we will meet again on November 8, 2024.
 - 4) Arnold and David will have a preliminary budget ready by October 22 or 23, 2024.
- D. Staff evaluation: Our annual Resort Manager evaluation period is upon us and the Board should expect to see an evaluation input form distributed soon by the Board HR Sub-Committee. Please use the form provided to give input since it makes organizing the input much easier.
5. Board Priorities:
- A. LOAM:
- 1) Pickleball Project Update: Grass been seeded; trees and color plants will be planted tomorrow.
 - 2) Entry Project Update: Tomorrow two bougainvillea will be planted by the HOA Office; there will be a lattice support behind the plants.
 - 3) Palm Tree Lighting: The halo lights on the palm trees look great; four palm trees outside of the Ramon Road entry gate will have up-lighting instead of halo lights; seasonal color plants will be coming soon.
- B. Security Locks Access:
- 1) Two locks are on backorder. The locks that still need to be installed are at the loft, the back of the stage, and the OG men's room.

- 2) Satellite A's men's room doorframe is split; David does not want to install the lock until it is determined whether the door frame needs to be replaced.
 - 3) There was some discussion of using an electronic lock to secure the bulk item storage area so that we have a means of tracking who accessed should we find someone has violated our disposal rules. The lock company will not guarantee the security locks to work in the heat so the locks would need to have some sort of cover protection. Given the nature of the access to this disposal area, a lock installation as might have been done on a typical facility door will not work. David is looking at alternatives that may allow us to consider installation of an electronic lock.
 - C. Performance Measurement: After completion of the 2025 budget and staff evaluations, we will review the performance measurements; this should be done in December 2024.
6. Old Business:
- A. Real Estate Committee Rebuild: Mike Nunan has agreed to chair the Real Estate Committee; Mike will contact additional people to be committee members. It will be important for all the Real Estate Committee members to be familiar with the committee charter that was developed by the Board, so that they are in sync with the committee responsibilities.
 - B. Bulk Item Disposal Policy Status: See Resort Manager's Report.
 - C. Seasonal Residents Who Are Approaching Full-Time Status Out of Compliance With Our CC&Rs: We will have hearings (via in-person and zoom) on October 23 at 2 PM and 3 PM with the two residents who are out of compliance.
 - D. Pickleball Supplies: To avoid having the various activities purchase their own supplies and having the activity participants pay in order to participate in an activity (therefore making it a "club activity"), our resort has a combined Activities Fund that is used to purchase some supplies for the various activities (there are some exceptions where some activities' supplies are more expensive and are supplemented by activity members). The Activities Fund is funded when activity groups host a fund-raising activity (like a hot dog or hamburger feed) and the proceeds are put into the Activities Fund. To be financially responsible and accountable, we are trying to prevent people and groups from handling cash themselves; with Bingo being an exception.
7. Resort Managers Report:
- A. Bulk Item Disposal Policy Update: After a meeting with Steve, David and Carol, a list of instructions was made into signs that will be posted on the doors to the bulk storage disposal area. Also, a roof will be put on top of the bulk item disposal area. We will review this at the end of the year to see if these measures are effective in stopping the misuse of the bulk item disposal area; if they are not effective, we may need to close the bulk item disposal area and have people dispose of their own items at their own cost.
 - B. DaVall Gate Operators / Battery Back-Ups: They have been installed and are working well.
 - C. Seasonal Preparations: As of today, everything is open, running and looking good.
 - D. Update on Board Approved Staff Recognition BBQ: The staff did not want to do this; they would prefer to not impact their time off rather than having an appreciation BBQ. David will probably purchase some gift cards for them. The Board wants the staff to know they are important to us and we appreciate them.
8. New Business:
- A. It was moved, seconded and passed to approve the SJ AC repairs in the amount of up to \$12,000.

9. Adjournment: The meeting was adjourned at 2:22 PM (PDT).

10. Next Meetings:

- A. October 23, 2024 (Wednesday), 2:00 and 3:00 PM (in person and zoom): Hearings for seasonal residents who are approaching full-time status out of compliance with our CC&Rs.
- B. November 6, 2024 (Wednesday), 1:00 PM, Satellite C, and possibly November 8, 2024: Budget Preparation Board Meeting(s).
- C. November 19, 2024 (Tuesday), 1:00 PM: Regular Board Meeting.
- D. November 23, 2024 (Saturday), 10:00 AM: Open Meeting / Budget Presentation Meeting.

Respectfully submitted,
Carol L Bratt, Secretary

Supplemental Information:

	Mtg Date	Action Item / Motion	Action / Person Responsible	Status
A	2024-02.20	Speed humps and bumps	To be reviewed in October 2024	Open
B	2023-03.14	OG wall along grass area movement to be monitored	Continuous monitoring is in place	Open
C	2024-03-12	Over-full large item waste disposal	To be reviewed in December 2024 to determine if plan is effective	Open
D	2024-03.12	Passive solar heat at pools	Steve: talk to Scott Frost about setting up task force	Open
E	2024-03.12	Replacement Reserve Fund checking and CD balances	David & Arnold: consider rebalancing of funds to optimize interest earning potential while preserving liquidity so funds are accessible when needed	Open
F	2024-03.12	Real Estate Transfer Fees	David: recommendation so our park's real estate sales people are not disadvantaged by our leasing arrangement	Open
G	2024-03.12	Re-doing roads	1. David: discuss with road consultant options for breaking the project up into sections 2. David, Dennis & Arnold: discuss with Roxi her road allocations in the Maintenance Reserve Fund	Open
H	2024-10.15	Review Real Estate Committee Charter with Mike		Open