

Desert Shadows RV Resort Association Inc.
Board of Directors
Meeting Minutes
December 10, 2024 • 12:00 PM (PST)

A Regular Meeting of the Board of Directors was held on Tuesday, December 10, 2024.

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

Guests: David Smith, Resort Manager
Arnold Bos, CFO

1. The meeting was duly called to order at 11:58 AM.
2. Minutes: It was moved, seconded, and passed to approve the minutes of the following meetings:
 - November 19, 2024, Regular Meeting
 - November 19, 2024, Executive Session
3. Correspondence:
 - A. Dennis has received repeated correspondence from a resident who has a number of issues he would like the Board to take action on. He has issues with a neighbor who is a renter (e.g. parking infractions, the neighbors speak too loudly, although one of the renters is nearly deaf, etc.). David spoke to the new neighbors of the renters and they have no problems with the renters – the new neighbors say the renters are lovely people. The complainant has also brought up other issues (e.g. we should institute charging fees to renters) in his correspondence. Dennis has responded several times to the complainant, but the complainant keeps sending more correspondence. With a previous constantly corresponding resident, the Board decided to no longer respond to every correspondence from them; instead, David sent a response acknowledging the correspondence and thanking them for their contact.
 - B. Another resident is very unhappy about noise in the resort from construction; he noted there was construction noise on Thanksgiving Day. He would like construction projects to be done only out of season. We have published noise hours which we need to enforce. David spoke to the person who was making the construction noise on Thanksgiving Day and they complied with our Rules & Regulations. The suggestion that all construction work only be done in off season is not a new suggestion from this Owner and was considered by the Board a couple of years ago, but it was determined that it is not realistic to limit construction to only being done out of season.
 - C. There have been numerous complaints about dogs, support animals (which we have very limited ability to control), and barking. David has spoken to some of the dog owners about controlling their barking dogs.
 - D. There is a lot that is being rented out that has three vehicles on it. David has attempted to contact the owner and the renter of the lot to inform them that our rules state three vehicles on a lot is not allowed. David will follow up.

- E. We have received good feedback about the work our Decorating Committee is doing.
- 4. Financials: It is too early to have our final November 2024 financial reports. Hopefully we will have more information within a week.
- 5. Board Priorities:
 - A. LOAM: Entry Project Update: There has been good feedback on how well the entry (new islands, flowers, painting of the office and electrical doghouses, etc.) turned out.
 - B. Security Locks Access: The remaining new locks are here, but they are not installed yet. Hopefully they will be installed early next week.
 - C. Performance Measurement:
 - 1) We will have a Board Key Performance Indicators (KPI) Workshop on December 17, 2024, 1:00 PM, Satellite C.
 - 2) We will consider what role surveys might play as a KPI at this meeting vs. scheduling a separate working session.
- 6. Old Business:
 - A. Elections Update:
 - 1) The Nomination Committee has contacted the Board candidates several times; however, one of the candidates has not responded at all to the Nominating Committee, but he has spoken to David. There will be a candidate “meet & greet” forum on Saturday, December 14, 2024.
 - 2) The Nominating Committee can endorse candidates that they have vetted, but it is advised that the Board should not endorse candidates.
 - 3) Dennis will chair the January 18, 2025, Annual General Meeting (AGM) and Elections meeting. The meeting will be called to order at 9:00 AM, nominations can be accepted from the floor, the meeting will go into recess, ballots will be counted, the meeting will be re-opened and the new Board members announced, the new Board will excuse themselves to determine who will be the Board officers.
 - 4) The Board members in their role as committee liaisons should speak with their assigned committee chairpersons about giving a brief talk about their committee at the AGM & Election meeting on January 18, 2025.
 - B. Over-full large item waste disposal (Supplemental Information, C). There still is some misuse of this disposal area. We may need to add a sign on the door that says not to leave anything outside of the doors. David spoke to a person who left a mattress outside the waste disposal area because it was locked. We will review this again in a few months.
 - C. OG wall along grass area movement to be monitored (Supplemental Information, B): Structurally the walls are doing what they should be doing. Where the walls contact the ground, there should be an area of grass or dirt so that water can be absorbed into the ground; pavers should not be installed right up to the walls.
 - D. Replacement Reserve Fund checking and CD balances (Supplemental Information, E): We discussed the amount of interest that is being earned on our CDs and the importance of getting the CDs “rolled over” on time. The question was asked if the HOA checking account can be moved into a money market account; David will investigate this. David noted that many banks will not accept HOA accounts.
- 7. Resort Managers Report:
 - A. Things seem to be going fine in the community. There have not been too many water line breaks, but there have been a few problems with the pool temperatures.

- B. Holiday Schedule: January 1 is a staff holiday; however, in the past a number of people have come into the resort on that day. On January 1, David will leave the Ramon Road gate open from 7:00 AM – 5:00 PM. The HOA office will be closed on Christmas Eve and New Years Eve after the mail has been distributed (hopefully around noon).

8. New Business:

A. Board Transition Planning:

- 1) It has been very helpful to have the new Board members attend an orientation meeting before they take office. The Orientation meeting was developed several years ago by the Board to provide key information to new members and help them become more quickly aware of important Board information. At the orientation meeting, David will give each new Board member a very informative HOA binder, book and other information.
- 2) Rod Wiley's Board Governance Workshop would also be very helpful for the new Board members.
- 3) Within the first week of seating the new Board, there needs to be an organizational meeting to determine the meeting dates for the upcoming year, key priorities for the upcoming year and the assignment of Board Liaisons to the various committees.
- 4) Our attorney, Julie, has volunteered to come to speak with the new Board. This will be considered at a later time by the Board.

- B. James noted that some people with hearing loss have problems hearing in OG & SJ. James suggested the Board consider a new sound system.

9. It was moved, seconded, and passed to adjourn the meeting at 1:15 PM.

10. Next Meetings:

- A. December 17, 2024 (Tuesday), 1:00 PM, Satellite C, Special Board Performance Measurements Workshop
- D. January 14, 2025 (Tuesday), 1:00 PM, Regular Board Meeting
- E. January 18, 2025 (Saturday), 9:00 AM, Annual General Meeting & Election

Respectfully submitted,
Carol L Bratt, Secretary

Supplemental Information:

	Mtg Date	Action Item / Motion	Action / Person Responsible	Status
A	2023-03.14	OG wall along grass area movement to be monitored	Quarterly monitoring is in place	Closed
B	2024-03-12	Over-full large item waste disposal	To be reviewed in March 2024 to determine if plan is effective	Open
C	2024-03.12	Passive solar heat at pools	Steve: talk to Scott Frost about setting up task force	Open
D	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

E	2024-03.12	Real Estate Transfer Fees	David: recommendation so our park's real estate sales people are not disadvantaged by our leasing arrangement	Closed
F	2024-10.15	Review Real Estate Committee Charter with Mike		Open