

Desert Shadows RV Resort Association Inc.
Owners' Association Open Meeting
Meeting Minutes
November 23, 2024, • 10:00 AM (PST)

An Owner's Association Open Meeting was held on Saturday, November 23, 2024, at Our Gang Clubhouse.

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 10:02 AM. Dennis introduced the Board members to the HOA. Dennis asked any new owners to stand up and introduce themselves.
2. Minutes: It was moved, seconded, and passed to approve the minutes of the September 24, 2024 Open Meeting.
3. Financial Report
 - A. 2024 Year to Date Review
 - 1) Dennis reviewed the Statement of Revenue and Expenses for January 1 – October 31, 2024.
 - 2) Dennis reviewed the Balance Sheet of October 31, 2024. The Board's goal has been to rebuild our retained earnings.
 - 3) Dennis reviewed the Replacement Reserve report dated October 31, 2024.
 - B. 2025 Budget Review
 - 1) Utilities have gone up 45%. Insurance rates have also gone up substantially; it was noted that we do not have many insurance provider options.
 - 2) The Replacement Reserve Fund allocation will go up 20%. Part of the reason for this increase is the upcoming project to redo the roads. The most recent estimated cost to redo our roads (from the Reserve Analysis Report dated November 2024) went up 100% from what had been estimated earlier - from about \$800,000 to \$1.6 million. We have consulted with three road consultants who agree that our roads are in fine shape structurally – there are cracks, but no potholes or waves, etc. We are working towards getting the redo of the roads project started in 2028, using the money that is being built up in the Replacement Reserve Fund; we are trying to avoid imposing a special assessment.
 - 3) Wages: All our workers need to be paid at least minimum wage. We are giving our workers a 3% raise. To benefit our Resort, our Resort Manager, David, has refused to take a pay raise this year despite the Board members' objections. Dennis thanked David for his generosity to our community.
 - 4) Our HOA dues will increase from \$395 per month to \$420 per month (a 6.3% increase). This increase will help build up our Replacement Reserve Fund.

- 5) Dennis broke down what some of our expenses cost the owners per unit – electricity, garbage, etc. We are getting a great value for the amount of money we are paying. We have a lot of amenities per lot ratio, and we are getting them at a good cost.
- 6) Dennis showed a chart comparing our HOA dues to the dues of other resorts in our area. Our dues are lower when compared with the amenities and services the other resorts provide.

4. Board Update

- A. Census: The annual census that is to be filled out annually by each owner is required by HUD and the State of California to prove that we are a senior community. This year we received less than a 50% response from our community. We risk losing much financially if these census forms are not completed and returned, e.g. we could lose our senior discount for TV, etc. We are also at risk of civil penalties. If these reports are not completed and returned, the resort has the option to impose fines on owners who do not return the census; however, this is not something the Board wants to do.
- B. Facility & Landscape Improvements
 - 1) This summer there were several improvements made in the Resort. At the entrance: The HOA office and electrical “doghouses” were painted, two entry islands with palm trees and plants were added, landscaping was refreshed and improved, trellises for flowers were added at the HOA office, colorful flowers were planted in the islands and along the edges of the roadways. Improvements were also made at OG: Flowers were added at the wall by the tennis / pickleball courts, landscaping was improved by the OG lap pool and clubhouse, the steps at OG Clubhouse were painted. Improvements were also made at Satellite A.
 - 2) Improvements were made to the tennis / pickleball courts. It was noted that now the number one resort amenity people are looking for is pickleball courts, not pools. The courts were resurfaced, two new pickleball courts were added, the walls were painted, a staging / waiting area was added, a bike parking area was added.
 - 3) The entry palm trees now have ring / halo lights instead of the strings of Christmas lights. The halo lights are more energy efficient and easier to maintain than the strings of Christmas lights, and the color of the lights can be changed with an app. The ring / halo lights are also being used in some of the higher end resorts. Some of the palm trees at the clubhouses have uplighting, which also looks very nice.
 - 4) Dennis thanked the LOAM committee members, especially James, Mark and David, for all their work and time spent on these projects.

5. Resort Manager’s Report

- A. David reported on a meeting with Cathedral City that he and some other members of our resort attended to address the smell from cannabis facility on Ramon Road to the west of our resort. Cathedral City did not make a decision at the meeting.
- B. Projects Update: David has a two-page list of projects that were completed this summer.
- C. Real Estate Update: As of November 18, there were 17 park models for sale and 15 lots for sale, for a total of 32 properties for sale.
- D. Laundry: New laundry machines have been installed and are operational; there have been a few issues, but we are successfully working through them. Our previous laundry services provider changed their program and had only one service representative for all of southern California, so we were not getting good, timely customer service.
- E. Bulk disposal trash items: Excess and inappropriate materials were being dumped in the Bulk Disposal Trash area. Our disposal company will only pick up four items per week for our whole

resort. New signage will be put on the doors to the Bulk Disposal Trash area to clarify what is allowed and what is not allowed to be dumped, the hours of operation, etc. The Bulk Disposal Trash area has a camera on it to help us determine who is dumping inappropriately. David reminded the owners to make sure that their contractors take away their construction debris and to not dispose of it in the Bulk Disposal Trash area.

- F. Locks: The new security locks seem to be working great. Four new locks were delivered yesterday and will be installed soon. The owners' fobs will be able to access all the new locks.
 - G. Mail Room: With more and more packages being delivered to residents and since we only have a limited amount of storage space in our mail room, David encouraged everyone to promptly pick up their packages and to utilize mail forwarding so packages do not accumulate here.
 - H. Elections: David reported that preparations have started for the upcoming Board elections. Elections are very expensive. To save money, David will send out an email asking owners to pick up their ballots at the HOA office instead of mailing them. After ten days, David will mail the remaining ballots. David explained the ballot voting procedure and how to return the ballots.
 - I. David read a letter of appreciation he wrote to the Board.
 - J. David encouraged everyone to read Terri's (the Activities Director) blog – it is packed full of information. Terri relayed the procedure for ordering name tags.
6. Dennis thanked the community for making this resort such a wonderful place to live. The volunteerism here is tremendous with so many people who are willing to lead activities, lead events, be on committees, etc. When he started on the Board six years ago, the Board developed a Strategic Plan and Mission Statement, and the resort's CC&Rs and Bylaws were amended to help us maintain the quality of our resort and its amenities, thereby continuing to make this a great place to live.
7. Open Forum Questions / Comments:
- A. Adriaan DeJong: Ask the cleaning staff and people to turn off lights and fans, especially in restrooms and laundry rooms. David noted that the lights and fans switches are spring-loaded and if you turn them off the wrong way, it will ruin and break the spring.
 - B. Carmella Leuschen: Which pools and which satellites will be open during the summer? Dennis replied that which facilities will be closed and which facilities will be open in the summer will be decided closer to the summer. We will try to "right size" the number of facilities kept open in relation to the number of people who are in the resort year around.
 - C. Richard Hanson: Make the exit (Spanky / DaVall) intersection a 3-way stop and restrict motorcycles to non-Harleys. Reply: We will consider putting stop signs at the Spanky / DaVall intersection. However, we cannot regulate what kind of motorcycles people own; our resort motorcycle community has been considerate.
 - D. Roger Whitecotton: The front entrance needs to be cleaned up, widened, covered, lights with sensors installed, and there needs to be rules for renters. Reply: We did install RFID (radio frequency identification) gate openers. We have considered entrance improvements several times. However, if we make any change to the entrance, we will need to conform to Cathedral City's new rules / standards. The costs to conform would be enormous and unworkable for our situation, e.g. we would need to relocate the office, eliminate some lots, etc. The Board is considering how to handle the renters in our community; the Board welcomes the community's input.
 - E. Kerry Davison: Regarding speeding in the resort and speed limit signs: There are 10 mph signs painted on the roads, but those road signs have really faded; we may want to consider power washing them or refreshing the paint. We could also install 10 mph speed limit signs along the

sides of the roads. Reply: It was noted that a lot of the speeding comes from the package delivery drivers. David will have someone repaint the 10 mph signs on the road.

- F. Tim Ferdon: We want renters to feel welcome at our resort -- they may become future owners. Renters are not always made to feel welcome at other resorts. Tim encouraged everyone to welcome renters and help them however they need.
- G. Jose Liceaga: Suggested we put a resort sign on DaVall. Reply: That is a very good idea, but we want to be sure we do not lose control of the exit-only gate.
- H. Jeff Lamm: When the people who clean the pools clean the pool filters, they leave the filter sediment on the roadway. Reply: They are supposed to be washing the filters in the areas beside the buildings in the landscaping areas. Please let David know if this is not happening.
- I. Diane Constantini: How many open Board seats are there? When is the deadline for accepting Board nominee applications? Reply: There are three open Board seats. November 1 was the deadline for accepting Board nominee applications; however, nominations from the floor will be accepted on January 18, 2025 at the HOA Election Meeting.

7. It was moved, seconded, and passed to adjourn the meeting at 11:35 AM.

Respectfully submitted,
Carol L Bratt, Secretary