# Desert Shadows RV Resort Association Inc.
# Board of Directors
# Meeting Minutes
# February 18, 2025 ● 1:00 PM (PST)

A Regular Meeting of the Board of Directors was held on Tuesday, February 18, 2025.

**Members Present:** Steve Wiltermuth, President
Louis Rivest, Vice President
Carol Bratt, Secretary
Becky Schaub, Member at Large
Robert Wold, Member at Large

**Guests:** David Smith, Resort Manager

1. The meeting was duly called to order at 1:03 PM.

2. Minutes: **It was moved, seconded, and passed to approve the minutes of the following meetings:**
   - January 14, 2025, Board of Directors Regular Meeting
   - January 14, 2025, Board of Directors Executive Session
   - January 21, 2025, Board of Directors Organizational Meeting

3. Correspondence:
   A. Correspondence was received stating that the laundry card refunds have not yet been received from the resort's previous laundry services provider to residents for the unused money on their laundry cards. David has been in contact with previous laundry services provider about this issue; their response was that it takes time to work these refunds through their system. Steve replied to the correspondent that we are working on this issue.
   B. A letter was received regarding the policy for reserving the satellites. **It was moved, seconded and passed that the HOA community facilities (Satellites B and C, and Our Gang Clubhouse) cannot be booked more than thirty days prior to the event.**
   C. Correspondence was received from an Owner who wanted to book another dance this season. This issue has been resolved.
   D. Steve spoke with a resident who had two concerns.
      1) The resident stated there are dog fences going up on lots around the resort; dog fences are not allowed on lots. David reported that the ACC committee has not given him any notification about this issue.
      2) The resident is also concerned about access to camera footage inside the buildings (Our Gang, the indoor pool, the SJ ballroom and a few other places around the resort). There is only one app on an old computer that can access the camera footage; the app only works on the one computer and the app is no longer available.

We will work on connecting these cameras to another app that will be easily accessible from the HOA office.

4. Financials for January 2025: There are no financial reports for January since the auditor has the books. We will review the January and February financial reports at our March meeting.

5. Board Priorities: Steve noted that every year the Board chooses priorities that they would like to work on.
   A. Refresh the Strategic Plan:
      1) Steve has been talking with James Cole about helping with this since this is his area of expertise; James is willing to help work on this.
      2) James has crafted a proposal for refreshing the Strategic Plan for our resort. Steve handed out a proposal for the Board to review, which will then be discussed at the March meeting. James will also be at our March meeting.
      **3) It was moved, seconded and passed to refresh the Strategic Plan.**
   B. Last year the Board worked on determining KPIs (Key Performance Indicators) for our resort, which are difficult to determine since we are a non-profit resort.
      1) James Cole is willing to analyze the 2024 KPI information data and have it available for our March meeting.
      **2) It was moved, seconded and passed to establish KPIs for our resort.**
   C. Security Locks Access: All the security locks have been installed except for the Satellite A Men's Room. There are electronic glitches at the OG laundry room and the Post Office which are being worked on.

6. Old Business: None

7. New Business:
   A. **It was moved, seconded and passed to approve the $3,011 purchase of a new Lateral Pull Down Machine for the Fitness Room.**
   B. LOAM Task Force
      1) The Board discussed the LOAM Task Force. LOAM accomplished its purpose. It was suggested that the LOAM Task Force be disbanded and that a Resort Improvement Task Force be formed.
      2) **It was moved, seconded and passed to disband the LOAM Task Force, with thanks to the LOAM Task Force members. Additionally, a new Resort Improvement Task Force will be formed.**
   C. New Real Estate Contract: The real estate contract with our current real estate company comes due in March 2025. We are planning on renewing the contract with some of the provisions being that the real estate company will pay us $300 per sale for the first twelve sales; after the twelfth sale, they will pay us $400 per sale. The real estate company will also pay $100 per month for office space in the resort.
   D. Tracking the Events Committee's monthly financial reports as a KPI will be added to the Supplemental Information Section of the Minutes.

E. The Board discussed doing a census analysis to determine the age demographics of our Owners, the reasons for the number of sales of units in the resort, the satisfaction with the amenities and activities. David will get us a breakdown of the full-time residence availability in each of the three sections of the resort.
F. The ACC chairman is working on a proposal for each lot owner to have their lots numbered so the numbers can easily be seen, especially by emergency services.

8. Resort Managers Report:
   A. David is starting to think about the projects to be done this summer, e.g. painting of the buildings (satellites, SJ and OG).
   B. David reported we are running out of space in the HOA office and in the mailroom for packages, where we need more locker space.
   C. There is still the need for shade covering in the pickleball area. David reported that a resident has volunteered to put up a gazebo in that area.
   D. David reported that some of the resort residents have updated some of the resort's golf carts to use lithium batteries.
   E. Our HOA website has been infiltrated by a bot that is inserting names into our HOA directory. Go Daddy has instructed David on how to combat this, which he will do after this meeting.
   F. SB 900 was passed on January 1, 2025 which affects the reserves account. David has spoken with Roxi (our reserves specialist) about what impact this will have on our reserves, especially concerning the underground electrical wiring.

9. It was moved, seconded, and passed to adjourn the meeting at 2:43 PM.

10. Next Meeting: March 11, 2025, Regular Board Meeting

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 |

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| 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 |
| G | 2025-01.14 | Reformulate or disband LOAM Task Force | Board of Directors | Closed |
| H | 2024-12.10 | New Sound System at OG & SJ | Board of Directors | Open |
| I | 2025.02.18 | Track Events Committee's monthly financial reports as a KPI | Board of Directors | Open |
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