

Desert Shadows RV Resort Association Inc.
Board of Directors
Meeting Minutes
January 14, 2025 • 1:00 PM (PST)

A Regular Meeting of the Board of Directors was held on Tuesday, January 14, 2025.

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 12:57 PM.
2. Minutes: It was moved, seconded, and passed to approve the minutes of the following meetings:
 - December 10, 2024, Regular Meeting
 - December 10, 2024, Executive Session
3. Correspondence:
 - A. Dennis received a letter from a frequent responder that gave him positive feedback on what is being done about the water leaks.
 - B. Correspondence was received from a resident who owns a lot near the OG lap pool and has several issues with the new roof covering the OG lap pool filters. Dennis reported that there is a loud squealing sound coming from the pool filter area. David will check on the squealing sound. We discussed roofing material options that would allow for more sound baffling/deadening and that would allow the propane gas fumes to escape more effectively. There is sound baffling insulation that we could possibly consider. We also discussed the possibility of installing fans to help dissipate the gas fumes. We also discussed the possibility of the resort planting bougainvillea on the residents' property to help screen their view of the pool filter roof. David will do further research on our options.
 - C. A resident submitted several questions to be answered at the open forum portion of the AGM meeting on January 18, 2025. The questions submitted are mainly concerning full-time residency rules and the letter-writer's assertion that the Board is "inconsistent" in their enforcement of the rules. It is apparent that the residency rules are not fully understood by all the residents, even though they all have a copy of the CC&Rs or have access to them. There also is misinformation being spread among the residents by a few people about the rules and the Board's enforcement of the rules.
 - D. Correspondence was received regarding a dog in the resort that is creating a barking nuisance. The dog is listed as an emotional support animal, but it is oversized, it is left alone much of the time, and the dog's barking is a nuisance. According to the State of California, we need to allow service animals and emotional support animals in our resort. However, if the service / emotional support animal creates a nuisance, do we have any options? David will do more research on this.

- E. Two people talked to Steve about unregistered guests. Not all the owners ensure that their renters / guests are registered according to our rules. Some owners do not seem to know the rules or they choose not to abide by them.
- 4. Financials: Unaudited 2024 Financials
 - A. We reviewed unaudited January – November 2024 financials. The December financial reports are not yet available.
 - 1) In our unaudited financials, it does not appear that we have as much money in our accounts as we were hoping to have.
 - a. Part of the problem is that our former laundry services provider has not yet sent us the money that they owe us. David has contacted them and was told that they are doing an investigation as to why we have not yet received payment. Also, our new laundry services provider sends out their first payment 90 days after the start of their provided services; we should be receiving a check from them soon.
 - b. Arnold and David believe that the numbers will be better after we have received the December financial reports.
- 5. Board Priorities:
 - A. LOAM: James reminded us that three people will be leaving the LOAM Task Force because they will be retiring from the Board.
 - 1) Mark Bratt is working on options for shading the pickleball staging area, Satellite C improvements, and art / art panels to be placed around the resort. James reported that the DS art group has decided they do not want to be involved with the art / art panels.
 - 2) After discussion, it was decided that the new Board should decide whether to disband or to “reformulate” the LOAM Task Force. At their discretion, the new Board could create a new resort amenities or beautification committee, or create a resort improvement task force.
 - 3) David reported that there will be a large expenditure coming up for re-wiring from our “slave” electrical bases to 36 park model sites in Phase 2.
 - 4) David will contact HGC to see if we have any money left on our contract with them.
 - B. Security Locks Access:
 - 1) All the locks that were originally planned have been installed except for one lock that was faulty; a replacement lock will be coming soon. Locks now cost \$1,191 per lock, and in February 2025 there will be a price increase. We discussed some other locations that could possibly have locks installed.
 - 2) It was moved, seconded and passed that we purchase two more security locks for the OG Electrical Room and SJ Kitchen.
 - C. Performance Measurement: We discussed tracking the Events Committee’s monthly financials as a KPI. This possibility will be tabled for the new Board to discuss at their discretion.
- 6. Old Business: None
- 7. Resort Managers Report:
 - A. The finalized 2024 Financial Reports are being worked on.
 - B. Post Office break-in: David explained how the thieves gained access to the resort and the post office. One of the perpetrators has been identified; he is a transient and a warrant is out for his arrest. The police are confident that they know who the other thieves are. The Board discussed

leaving the post office doors unlocked from 6:00 AM to 5:00 PM; residents could use their fobs to gain access after-hours.

- C. The Board discussed the button that opens the front gate; this button was used by the thieves who broke in and stole items from our post office to open the entry gate. In the past, the gate was opened using a gate key card, but residents requested to have the button opener instead. David will ask the gate company what the price would be to go back to using a fob to open the gate.
- D. The Board discussed installing alarms on some of the HOA Building doors and possibly replacing the post office doors with doors that cannot be broken into. The Board also discussed replacing our security camera at the post office with a camera that has a higher resolution similar to the license plate camera at the front gate.

8. New Business:

- A. AGM / Elections Meeting planning: The Board reviewed and discussed the agenda for the January 18, 2025 meeting.

9. It was moved, seconded, and passed to adjourn the meeting at 2:50 PM.

10. Next Meeting:

- A. January 18, 2025 (Saturday), 9:00 AM & 1:00 PM, Annual General Meeting & Elections

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
G	2025-01.14	Reformulate or disband LOAM Task Force	Board of Directors	Open