Desert Shadows RV Resort Association Inc.
Board of Directors
Regular Meeting Minutes
April 22, 2025 • 1:00 PM (PDST) via zoom

A Regular Meeting of the Board of Directors was held on Tuesday, April 22, 2025 via zoom.

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
Arnold Bos, CFO

1. The meeting was duly called to order at 1:00 PM.
2. Minutes: **It was moved, seconded, and passed to approve the minutes of the following meetings:**
   - **March 11, 2025, Board of Directors Regular Meeting**
   - **March 11, 2025, Board of Directors Executive Session**
   - **March 18, 2025, Board of Directors Special Session**
3. Correspondence:
   A. Correspondence from an Owner was received about our "aging utilities" (leaking water pipes, aluminum electrical inputs in Phase 2, etc.). This Owner is willing to help work to remedy these problems. Steve responded to the Owner.
   B. Correspondence from an Owner was received about work being done at 8 AM on Saturday mornings. Cathedral City's ordinances allow for work to be done during those hours. Steve responded to the Owner.
   C. A verbal request was made to add the Owner's age to the annual census form.
4. Committee Reports:
   A. Greeters:
      1) Becky reported that Judy Bos will be taking over the committee leadership from Judy Hintermeister.
      2) The Greeters suggested that volunteers with golf carts escort people who are new to the resort to their site. This would be helpful for safety reasons, and it would be more welcoming to people. The Greeters are welcome to get this arranged. It is very important that Owners make sure their renters check in at the HOA Office when they arrive at the resort.

3) It was suggested that the name of the Greeters Committee be changed to the Hospitality Committee. Becky will present this suggestion to the Greeters Committee.

B. Sunshine: The Sunshine Committee person will be moving out of the resort. Becky will ask the Greeters Committee if they would be willing to absorb this task and find someone to send out cards in the event of a death, illness, etc.

C. Technology: The sound systems have been safely shut down for the summer.

D. ACC: Louis had a conversation with the chairman of the ACC about having each lot Owner getting their lots numbered so the numbers can be easily seen, especially by emergency services (see Supplemental Information G). The ACC will be working to develop a plan for this during the summer and they will try to have a proposal ready this fall.

5. Financials for January, February and March 2025:
   A. The January, February and March 2025 financial reports were reviewed.
      1) We are doing well financially and are close to being on budget in most areas. However, our legal expenses are the cause of us being over budget.
      2) We had a legal case with one of the residents, which incurred a large legal expense. David discussed this with our attorney, and we probably will not be able to get reimbursement from the resident for our legal expenses in this particular case.
   B. It was moved, seconded and passed to approve the January, February and March 2025 financial reports.
   C. Louis spoke with Quick Quack Car Wash to find out if the residents of our resort could get a promotional rate for car washes. Quick Quack recycles the water they use, which is good for the environment. Also, if our residents used Quick Quack, it would help reduce the resort's water usage. Louis will continue to investigate this further.

6. Board Priorities:
   A. Strategic Plan: The Board reviewed the Performance Metrics Data for January-March 2025.
      1) As of March, there are no lots in Category 3; however, there are a few lots that are in Category 2 that are getting close to being in Category 3. The ACC has been working very hard to get all the lots in compliance with our rules. The Board is very appreciative of the ACC's hard work.
      2) The Board will have a Special Meeting on April 25, 2025 to work on updating the Strategic Plan. We will be discussing the strengths of the resort.
   B. Resort Improvement Task Force: Steve reported that members have been found for this Task Force. Louis and Robert have volunteered to be part of this task force, as well.

7. Old Business:
   A. The CC&R's rules change regarding fines will be tabled until our June meeting.
   B. We reviewed and amended the Supplemental Information at the end of these minutes.

8. Resort Managers Report:
   A. At the Open Meeting in January, it was suggested that a Desert Shadows RV Resort sign be put up along DaVall. Cathedral City will not approve anything to be painted on the block wall along DaVall. Cathedral City will approve a monument-type sign or a sign that has individual letters affixed to the wall, which are both substantially more expensive than having a sign painted on the wall. The Board decided to do nothing on this at this time.
   B. The Board discussed the proposed new Desert Shadows logo. More changes have recently been made to the logo that will be painted on the HOA Office east wall; David will send the most current logo proposal to the Board members for their review.
   C. the SJ ballroom is scheduled to be painted this summer; the valances above the windows will also be painted. David will send the Board pictures of the valances so the Board will have a better idea of what color would look good on them.
   D. The Board discussed adding some embellishments to our entry gates to improve the aesthetics. David contacted Cathedral City and was told that it is possible if we make any modifications to the gates other than painting them, it may void the grandfathering of our gates that enables us to leave the gates where they are currently located. Under current Cathedral City rules, we could never have our entry gates located where they are presently. The current rules would mandate that the gates be moved further south into the resort, away from Ramon Road, which would negatively impact our office location. David will continue to research this.
   E. Our website had been infiltrated by bots, which were causing problems on our website and were blocking access to the Owners section. After much work, the website is running again and David sent an email to Owners instructing them how to regain access to the Owners section.

9. New Business:
   A. **It was moved, seconded and passed for the General Manager to sign our insurance policy binder.**
      1) We will pay the contract in two payments. One payment will be made from our Operating Budget and the other payment will be made from either our Reserves Fund or from a 0% loan from the insurance company. If the insurance company will not give us a 0% loan, we will make the payment from the Reserves Fund, which will be reimbursed back into the Reserves Fund.
   B. Mark Bratt drew up a plan to renovate our HOA Office entry and office areas that would increase our HOA Office's security and efficiency.
      1) **It was moved, seconded and passed to authorize up to $7,200 to renovate the HOA Office spaces.**
   C. **It was moved, seconded and passed to authorize up to $2,500 to approve the painting of the new Desert Shadows logo on the east wall of the HOA Office.**
   D. Pools and Spas at SJ and Satellite A:

1) **It was moved, seconded and passed to authorize $3,900 to replace two skimmers at the SJ pool.**
2) The heater at the SJ pool broke and it cannot be patched. A new heater will have a 5 year warranty. The heater will be replaced later in the summer.
   a) **It was moved, seconded and passed to authorize $7,900 to replace the SJ pool heater.**
2) **It was moved, seconded and passed to authorize $6,289 to repair the spa at Satellite A.**
3) **It was moved, seconded and passed to authorize $8,130 to repair the spa at SJ.**

10. **It was moved, seconded, and passed to adjourn the meeting at 2:40 PM.**

11. Next Meetings:
    - April 25, 2025, 10 AM, Special Board Meeting via zoom
    - June 17, 2025, 1 PM, Regular Board Meeting via zoom

Respectfully submitted,
Carol L Pratt, Secretary