

Desert Shadows RV Resort Association Inc.
Board of Directors
Regular Meeting Minutes
October 21, 2025 • 1:00 PM (PDT) via zoom

A Regular Meeting of the Board of Directors was held on Tuesday, October 21, 2025 via zoom.

Members Present: Steve Wiltermuth, President
Carol Bratt, Secretary
Louis Rivest, Vice President
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:**
 - **September 16, 2025, Board of Directors Regular Meeting**
 - **September 16, 2025, Board of Directors Executive Session**
3. Correspondence: None at this time.
4. Committee Reports:
Real Estate Committee: Chairman Mike Nunan shared with Steve that a property for sale in the resort has a realtor's listing that could be interpreted as being misleading, even though it appears to be legally written. It was noted that some of the realtors who make sales in our resort are not in line with our resort's vision. Steve will speak with the Real Estate Committee to find out if they would be willing to have this particular realtor meet with our Real Estate Committee to discuss this matter.
5. Financial Reports:
 - A. The September 2025 financial reports were reviewed.
 - 1) Our revenues are looking good right now.
 - 2) Administrative Expenses:
 - a) Our Administrative Expenses are over budget, due mostly to our legal expenses which are approximately \$40,000 over budget.
 - b) Arnold reported we may need to pay approximately \$8,000 in additional payroll taxes for this year as a result of a coding error. We are not sure who is responsible for making the coding error.
 - 3) Personnel: We are over budget partially because we are now paying an employee year-round rather than just for six months. We also paid for an employee to take some classes that would benefit the resort.
 - 4) Utilities: The expenses are looking fine right now.

- 5) Replacement Reserve Fund: Many of the reserve expenses for the year have already been paid, but there will still be some expenses coming out of this fund.
 - B. The HOA facilities were all opened on October 1, so we will be seeing higher expenses, especially in utilities, in the next few months than we saw in the summer.
 - C. 2026 Budget Planning:
 - 1) We reviewed the Reserve Fund history from 2020-2026. It was noted that in the past few years, the cost to maintain and repair our facilities has suddenly and substantially increased.
 - 2) We discussed the amount of money our Reserve Specialist has recommended that we will need to set aside monthly if we continue to plan for re-doing our roads in five years. We discussed some other possible road maintenance options that would be less costly.
 - 3) The Reserve Specialist would like to have a meeting with the Board members to discuss our options for our road maintenance. David will try to schedule this meeting in early November.
 - D. The Board expressed their gratitude to Arnold for all the dedicated work and research he does as he helps us with our financial reports and planning.
6. Board Priorities:
- A. Strategic Plan: The next meeting will be October 22, 2025, 1 PM (PDT), via zoom. The Board is extremely grateful to James Cole for all the work he has done in leading this project.
 - B. The Board reviewed the January–September 2025 KPI (Key Performance Indicators) report.
 - C. Resort Improvement Task Force: They will have their first meeting in the fall.
7. Old Business: We reviewed the Supplemental Information at the end of these minutes.
- A. Item B, New Sound System at OG & SJ: As a way to reduce costs and a way to improve the sound quality at our facilities, we discussed some options that could possibly be used instead of Wi-Fi such as live streaming music, using wireless systems, and / or using headphones etc. for those who are hard of hearing. This will need further research.
8. Resort Managers Report:
- A. David reported that he had a meeting with the Cathedral City Postmaster. The Postmaster is adamant that we continue to use the original agreement between Desert Shadows and the USPS which states that the post office will drop off mail and packages to our mailroom which is then distributed into the mailroom boxes by our staff. The Postmaster is new and he was not able to quickly locate the original agreement Desert Shadows had with them.
 - B. Website Update: The website is up and running. David and Mike Nunan are very happy with the help and service we receive from Tree Ring, the company that is helping us with our website.
9. New Business:
- A. Landscaping / Resort and Owner Responsibilities:
 - 1) Many lots have new plantings on their properties that the owners have our landscape contractors work on. According to our CC&Rs, the resort is responsible for maintaining the plantings which were set in place by the original developer. We need to come up with a reasonable solution for how new plantings on owner's lots will be maintained without increasing our utilities and landscape contractor's costs.

- 2) We discussed the possibility of reducing the number of workers the landscape contractor has on site to decrease our annual landscaping costs.
- B. 2025 Budget Planning Update: Arnold and David are continuing to work on this. The Board should plan on having some more budget planning meetings in November.
 - 1) We may need to add a new line item to the budget for a capital improvements fund.
 - 2) We need to plan for building up the Retained Earnings account.
- C. AI in HOAs: Rob sent us an article about the possible benefits of utilizing AI in many different areas of managing an HOA. We will continue to research the possibility of using AI to our best advantage, being sure that privacy and security is maintained.
- D. Rules and Regulations modifications: The following proposed HOA Rules and Regulations modifications have been posted for 30 days.
 - 1) It was moved, seconded and passed to approve the following rule change:
Rule 6.1.1: "On street parking of commercial vehicles for a period in excess of 15 minutes is prohibited within the Resort except when in support of a specific service(s) at a site and/or as authorized by the Board or Resort Manager or ACC in writing. As appropriate, an approved Site Improvement Application is considered authorization of such specific service and is accepted as providing authorization for necessary commercial vehicle parking required to complete the service."
 - 2) It was moved, seconded and passed to approve the following rule change:
Rule 6.4.2: "Commercial Vehicles are prohibited from parking in or on individual lots except as noted in 6.4.1."
 - 3) It was moved seconded and passed to approve the following rule change:
Rule 9.6.5: "Owners found to be in violation of the 9-month residency restriction may not be on the wait list for the opportunity to be permitted to reside within the Resort full time. The violating owner will remain off the wait list until such time as the violation has been corrected (i.e., the owner has vacated the Resort for a minimum of three full months). Once the owner is back in compliance, the owner may request to be added to the wait list. The owner will be added to the end of the then existing wait list, even if that means the owner may be lower down the wait list than before having violated the 9-month residency restriction. For anyone who is already in violation at the time this rule is adopted, you will be given 30 days from the date of adoption of this rule to vacate the Resort and get yourself into compliance. If you do so, you will retain your current spot on the wait list. If you remain within the Resort past the 30-day grace period, you will then be removed from the wait list and will not be able to go back on the wait list until you are fully compliance with the 9-month residency restriction, as set forth above."
 - 4) Fine schedule has been brought into compliance due to new California Law AB 130 which limit amount of fines.

10. It was moved, seconded, and passed to adjourn the meeting at 2:28 PM.

11. Next Meetings:

- November 18, 2025, 1 PM, Regular Board Meeting (in-person)
- November 22, 2025, 10 AM, HOA Open Meeting (in-person)

Respectfully submitted,
Carol L Bratt, Secretary