

Desert Shadows RV Resort Association Inc.
Board of Directors
Meeting Minutes
September 16, 2025 • 1:00 PM (PDT) via zoom

A Regular Meeting of the Board of Directors was held on Tuesday, September 16, 2025 via zoom.

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

Members Absent: Louis Rivest, Vice President

Guests: David Smith, Resort Manager

1. The meeting was duly called to order at 1:04 PM.
2. Minutes: It was moved, seconded, and passed to approve the minutes of the following meetings:
 - August 27, 2025, Board of Directors Regular Meeting
 - August 27, 2025, Board of Directors Executive Session
3. Correspondence:

Steve has received feedback from people stating their appreciation for the information that is sent out in the "Do You Know" email blasts. However, he did receive correspondence from an Owner who thinks that the "Did You Know" email blast concerning the January 2022 restatement of our CC&Rs was sent out "strategically timed." This Owner believes that the CC&Rs restatement will reduce her home's value as a full-time residence, she does not like being surveilled when coming the entry gates, and she is concerned about the secrecy of the waiting list for full-time residency status. Steve responded to her email.
4. Committee Reports: There are no reports at this time.
5. Financial Reports:
 - A. The August 2025 financial reports were reviewed.
 - 1) Our revenues are looking good right now.
 - 2) Administrative Expenses:
 - a) Our Administrative Expenses are over budget, mostly due to our legal expenses.
 1. We are hopeful that we may be able to eventually recoup some of these expenses through the legal system.
 2. We discussed the approximately \$2,500 in legal fees that a self-appointed anonymous "watchdog" group have cost the HOA.
 - b) We reviewed the music licenses expense, which has gone up from last year. We need to have these licenses in order to play music or watch TV in the resort public spaces.

- c) The bank charges expense reflects the credit card swipe fees we are charged when we receive payments via credit cards.
 - 3) Personnel: We are over budget because we sent one of our employees to a plumbing class.
 - 4) Utilities: The expenses are looking good. Louis is working on trying to find solutions to the water pipe leaks.
- B. 2026 Budget Planning:
 - 1) David has started working on the 2026 budget.
 - 2) There are most likely going to be increases in insurances and utilities; some of these increases have the potential to be quite substantial.
 - 3) We cannot legally increase our HOA dues by more than 20% annually.
 - 4) 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 options for our road maintenance.
 - 5) We discussed the reserves fund monthly allocation amount.
- 6. Board Priorities:
 - A. Strategic Plan: The next meeting will be on September 18, 2025.
 - B. The Board reviewed the January – August 2025 KPI (Key Performance Indicators) report. Lot sales are down right now, but this could be due to a number of factors, including the political situation in the world.
 - C. Resort Improvement Task Force: In the fall, the Task Force will be asked to come up with a recommendation for the shade coverings at the pickleball courts and to review the HOA buildings.
- 7. Old Business:
 - A. We reviewed the Supplemental Information at the end of these minutes. There is nothing that needs action at this time.
 - B. Electric Car Charging Stations: David has been in contact with a company that installs these charging stations. It would cost a minimum of \$20,000 to install one of these stations and would require designated parking space. The Board decided to table this item for now.
- 8. Resort Managers Report:
 - A. The HOA Office renovation is about 98% complete and it is looking really good. Many people have commented favorably about the renovations.
 - B. Post Office:
 - 1) DS Post Office Break-In:
 - a) Someone broke into the DS Post Office on September 6, 2025. David believes it was someone who was in the resort as a guest.
 - b) David has ordered steel doors for the post office and has ordered another security camera.
 - 2) David will communicate further with the USPS to try to get details about our original agreement with them. We also discussed the possibility of having the USPS hold packages at their Cathedral City facility for pickup by the addressee rather than delivering them to us.
 - C. Summer projects are on-going. They are starting to work on the grass for the new season (scalping and reseeding, etc.).
 - D. Web Site: Mike Nunan found a Colorado company, Tree Ring, to help us with our web site issues. It took Mike and Tree Ring about three days of working together on our site to get it up and running again. Mike was very impressed with the company and what

they accomplished for us. We are hoping that working with this company will take a lot of work off Mike's plate. We can now start dreaming about other things our website can do for us.

- E. The Board expressed their thanks and appreciation to David for not only all the work he does for the resort, but also for his quick, timely responses to our communications and requests.

9. New Business:

Agenda for September 23, 2025, HOA Open Board Meeting: The Board discussed the items that will be on the agenda. The agenda will be sent out before Friday, September 19, 2025.

Rules Modifications: The Board discussed making modifications to the parking rules since the current rules are very difficult to enforce and many people are disregarding the rules.

A. Rule 6.1.1.

- 1) Rule 6.1.1 originally stated: "On street parking is limited to a maximum of two (2) hours daily, except those vehicles noted in **paragraph 5.4.4. below**. A vehicle driver must be readily available to move the parked vehicle in case of emergency.
- 2) Rule 6.1.1. will now state: ***"On street parking is limited to a maximum of 15 minutes for immediate loading and unloading, except those vehicles noted in paragraph 6.4.1. A vehicle driver must be readily available to move the parked vehicle in case of emergency."***
- 3) It was moved, seconded and passed to approve the Rule 6.1.1. change regarding vehicle street parking as written in 3.A.2) of these Minutes, above.

B. Rule 6.4.1.

- 1) Rule 6.1.1. originally stated: "On street parking of commercial vehicles for a period in excess of 2 hours daily 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 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) Rule 6.1.1. will now state: ***"On street parking of commercial vehicles for a period in excess 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."***
- 3) It was moved, seconded and passed to approve the Rule 6.4.1. change regarding commercial vehicles on street parking as written in 3.B.2) of these Minutes, above.

C. Rule 6.4.2

- 1) Rule 6.4.2. will now state: ***"Commercial Vehicles are prohibited from parking in or on individual lots except as noted in 6.4.1."***
- 2) It was moved, seconded and passed to approve the Rule 6.4.2. change regarding commercial vehicles parking in or on individual lots as written in 3.C.1) of these Minutes, above.

4. Residency Cap Rules Modification to Rule 9.6.5:
 - A. Rule 9.6.5. originally stated: "On day 271 (9 months and one day) is a violation of the caps and will result in an immediate \$1000 fine. Beginning with the month in which the 271st date falls, there will be a \$250/month fine, which will escalate per the posted fine schedule, to as much as \$1000 /month until the situation is corrected. Manager is authorized to terminate access to common area after illegal residency has been established."
 - B. Rule 9.6.5. will now state: ***"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."***
 - C. It was moved, seconded and passed to approve the Rule 9.6.5. change regarding the residency cap as written in 4.B. of these Minutes, above. Rule changes will be posted on the website and in the HOA Bullentin Board.

10. It was moved, seconded, and passed to adjourn the meeting at 2:13 PM.

11. Next Meetings:

- September 18, 2025, 1 PM, Strategic Plan Work Session via zoom
- September 23, 2025, 10 AM, HOA Open Meeting via zoom
- October 21, 2025, 1 PM, Regular Board Meeting via zoom

Respectfully submitted,
Carol L Bratt, Secretary

Supplemental Information:

	Mtg Date	Action Item / Motion	Action / Person Responsible	Status
A	2024-03.12	Passive solar heat at pools	Steve: talk to Scott Frost about setting up task force	Open
B	2024-12.10	New Sound System at OG & SJ	Resort Improvement Task Force	Open
C	2025.02.18	Plan for each lot owner to have their lots numbered to be easily seen especially by emergency services	ACC	Open