Desert Shadows RV Resort Association Inc.
Board of Directors
Regular Meeting Minutes
December 11, 2025 • 3:00 PM (PST)

A Regular Meeting of the Board of Directors was held on Thursday, December 11, 2025.

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

Guests: David Smith, Resort Manager
Arnold Bos, CFO
Ron Delcamp, ACC Chairman

1. The meeting was duly called to order at 3:02 PM.

2. Minutes: **It was moved, seconded, and passed to approve the minutes of the following meetings:**
   - **November 18, 2025, Board of Directors Regular Meeting**
   - **November 18, 2025, Board of Directors Executive Session**
   - **November 21, 2025, Executive Work Session**

3. Conversation with ACC Chairman, Ron Delcamp:
   A. Ron updated the Board on what is happening with the ACC – their successes, their frustrations and issues that need improvement.
   B. Since 2022 when the revised CC&Rs were approved by the HOA members, the ACC has been working diligently with owners to improve their lots to bring them up to our standards.
      1) Ron explained the difficulties they are having with following up after contacting an owner. For example, there are no ACC committee members in the resort in the summer to check on the progress of the work that is supposed to be done, or an owners will say the work is going to be done, but then they do not actually do the work.
      2) David usually sends approximately 3-5 letters per month on behalf of the ACC to owners about work that needs to be done on their property. David tries to speak to the owner in person before sending out a letter, which is effective in some cases but not in other cases. The Board agreed that it is good for David to speak to an owner first before sending out a letter; but he also needs to let the property owner know that they will be receiving a letter in a day or two and then he needs to send out a letter so we will have an accurate record of the contact that was made, not just a verbal recollection.
      3) Between the ACC and the Resort Manager, there needs to be a better system of follow-up with an owner after the owner has been contacted about work that needs to be done on their property.

C. Ron was asked if this is too much work for one committee, and if he is willing to continue to work on the ACC or if this is burning him out. This led to a discussion about possibly dividing the ACC work between the permitting work and the work of getting owners to bring their properties into compliance (enforcement). This needs further discussion.
D. We discussed that in our resort we cannot put up fences between lots, but we can plant "living fences" (e.g. ficus hedges) and put up trellises to support plants or hide utilities. In light of our efforts to reduce our water usage, we may need to rethink some of these rules.
E. We had a discussion about our landscaping vendor (Blue Sky) and water leak issues. We need to find ways that, between our staff and Blue Sky, give us options to quickly handle issues that come up after regular working hours.
F. Lot Numbering: For safety reasons and for delivery vendors to be able to locate the correct lots, it is recommended that owners have clearly visible lot numbers on their properties, especially at a height where emergency services can easily find and read the numbers. This is not much of an issue for park models, but it can be more complicated to determine where the numbers should be placed on an RV lot, especially since signs are not supposed to be fastened with nails or screws onto the palm trees. Ron and Louis will work together to come up with some possible options.

4. Correspondence and Communications:
   A. The Board discussed a suggestion to have hand air dryers installed in the restrooms in an effort to be more environmentally friendly. The Board discussed studies that compared air hand dryers, fabric rolling towels and paper hand towels. The studies showed that air hand dryers were the least sanitary option because the strong air current disburses water droplets containing bacteria into the space where they were used. **It was moved, seconded and passed that hand air dryers will not be utilized in our facilities.**
   B. The Board discussed the suggestion that we utilize wells to obtain water instead of getting it from Coachella Valley Water Association (CVWA). It was reported that ORPS next door waters their golf course from wells, but the rest of their water comes from CVWA. It was noted that the local tribe who controls the well water will be installing meters on those wells. If we wanted to utilize wells, we would need permission from the tribe and we would need to obtain a permit. After discussion, it was decided that there is no financial advantage to trying to obtain our water from wells.
   C. The Board discussed ways to protect the mechanical equipment located at the exterior north wall of the OG laundry room. David is looking into the possibility of moving the dryer vents higher up on the exterior wall, which would eliminate the mechanical equipment issues that have been happening there.
   D. The Board discussed complaints that have been received about the pool maintenance workers, especially concerning their work at Sat C. Sal spoke to the owner of the pool maintenance vendor about the complaints regarding their employees. The Board will be receiving a letter of concern from a resident.

5. Committee Reports: None at this time.

6. Financial Reports: The November 2025 financial reports were not available as of today's meeting.

7. Board Priorities:
   A. Strategic Plan Update: The Board had a work session on December 10 with James Cole.

B. KPIs: November's KPIs were reviewed.
C. Resort Improvement Task Force: Steve reported that a temporary pickleball shade cover is being constructed.

8. Old Business:
   A. The Board reviewed the Supplemental Information at the end of these minutes.
      1) Sound System: Becky spoke with Dennis Stoller concerning the sound system. He met with Faye Chandler last year and they went through the system. Dennis thinks our current system is fine for what we need it to do. Dennis suggested we talk with Faye if there are any other upgrades we want to consider.
      2) The Sound System item will be removed from the Supplemental Information.
   B. David has not yet sent a letter concerning improving the looks of the Bulk Item Trash area, but he will do it soon.
   C. Liens have been filed against some lots for non-payment of HOA dues.
   D. Becky spoke with our Activities Director about the annual music license expense. The resort needs to have these licenses if we are going to play any music in the resort's common areas, whether it is "canned" music or live performances.

9. New Business:
   A. Elections Update:
      1) At the close of the time period for making Board member nominations, Steve Wiltermuth and Carol Bratt were the only candidates who submitted their nominations. Since there are two qualified candidates to fill the two vacant Board positions, the Board is legally allowed to seat the qualified candidates by acclamation without going through the ballot process.
      2) **It was moved, seconded and passed to accept the seating of Steve Wiltermuth and Carol Bratt by acclamation to the Board of Directors.**
   B. The Events Committee Chairperson, Debbie Stoller, will be retiring after the December 2025 committee meeting. **It was moved, seconded and passed to approve Kevin Lawson as the Events Committee Chairman to replace Debbie Stoller.**
   C. Possible establishment of new roads task force.
      1) The Board discussed the possibility of creating a new task force to help us with our resort's roads maintenance and improvements.
      2) David reported he received an estimate from a roads specialist to redo the asphalt.
         a) Phase 2 is in pretty good shape. It is estimated we will need $60,000 for patching and seal coating.
         b) Phase 1 needs quite a bit of work. The estimate for Phase 1 is $416,223 to grind down the road surface and install new asphalt. There would be an additional cost of $40,056 if we decide to add polymer fiber to the asphalt. There would be an additional cost within a few years after installing the new asphalt of $40,000 for a seal coat.
      3) **It was moved, seconded and passed to form a new roads task force to make recommendations for re-doing the roads and installing new water lines.**
      4) The proposed task force members would be Mark Bratt, Dave Church, and Becky Schaub. David will talk to Dave Church to see if he would be willing to be a member of the task force.
      5) The Board discussed the possibility of putting new water lines under the new roads before laying the asphalt. It was noted that CVWA needs to replace valves that are under our roads; this should be done before the roads are resurfaced. It was suggested that the road resurfacing project in Phase 1 be split in half, with half of the

project possibly being done this coming summer and the other half being done the following summer.
6) David will talk with our Replacement Reserve Fund Specialist about our road proposals and estimated costs.

10. Resort Managers Report:
    A. David reported on a new California law that will go into effect in 2029 that will require watering certain landscaping areas with non-potable water.
        1) At this point, we do not have a source for non-potable water. Louis has some ideas on how we can begin to deal with this issue.
        2) David spoke with a Coachella Valley water conservation specialist on what we need to do to comply with this new law. David was told that it is important to get a plan together as soon as possible for funding this project.
        3) The Board discussed the possibility of creating a new task force to deal with this issue. This was tabled until our January 2026 meeting.

11. **It was moved, seconded, and passed to adjourn the meeting at 5:05 PM.**

12. Next Meetings:
    - January 20, 2026, 1:00 PM, Regular Board Meeting and Executive Session
    - January 24, 2026, 10 AM, HOA AGM/Elections Meeting

Respectfully submitted,
Carol L Bratt, Secretary

Supplemental Information:

	Mtg Date	Action Item / Motion	Action / Person Responsible	Status
A	2025.02.18	Plan for each lot owner to have their lots numbered to be easily seen especially by emergency services	ACC	Open
B	2025.10.21	AI in HOAs		Open
C	2025.10.21	Possibility of hiring IT / Tech employee		Open
D	2025.12.11	Enhance exterior of Bulk Item Trash Area	Resort Improvement Team; David	Open
E				