

Desert Shadows RV Resort Association Inc.
Board of Directors
Regular Meeting Minutes
November 18, 2025 • 1:00 PM (PST)

A Regular Meeting of the Board of Directors was held on Tuesday, November 18, 2025.

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

Members Absent: Louis Rivest, Vice President

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:**
 - **October 21, 2025, Board of Directors Regular Meeting**
 - **October 21, 2025, Board of Directors Executive Session**
3. Correspondence:
 - A. Steve received a letter stating there is a man in the resort who is an excellent pickleball player who would like to give pickleball lessons, either private or small group instruction, for a fee. David will check with our legal department, our CC&Rs and R&Rs to confirm whether or not this can be allowed.
 - B. A letter was received asking if Desert Shadows has a mechanism that would allow people to contribute food to others in the resort who may have food shortages due to government cutbacks. For legal reasons, Desert Shadows Resort cannot offer food distribution; however, people can individually contribute food to others if they see a need they would like to fill.
 - C. A resident again asked why the resort is not supplying disposable plates for the Friday Night Potluck anymore. Again it was noted that paper goods have gone up in price considerably and this is a simple way to reduce the Activities Fund expenditures. It was also noted that in the past, the people who attended the Friday Night Potluck brought their own plates and eating utensils from home. It was stressed that the funds used to purchase the disposable plates do not come out of the HOA Budget, which is funded by HOA dues; this is an Activities Fund expense which is a totally separate fund. Also, many of the other activities (shuffleboard, quilting, etc.) bring money into the Activities Fund to help pay for their activity's expenses by hosting a hot dog or hamburger feed; the Friday Night Potluck does not do this.
 - D. A letter was received from an owner concerning the Bulk Item Trash Area. After reviewing the letter, the following was noted:
 - 1) The Bulk Item Trash Area is not a recycling corral.

- 2) The Bulk Item Trash Area was established at its current location prior to the owner purchasing their lot.
 - 3) After studying maps of the resort, it was confirmed that the resort does not have any other viable places where the Bulk Item Trash Area can be relocated.
 - 4) There is no longer a cost for the resort to have the items removed.
 - 5) Burrtec, our trash contractor, has recently changed their policies; they will now pick up four pieces per site, but the owner needs to call Burrtec and let them know what items they would like to have picked up, and the items must be placed in the Bulk Item Trash area. Burrtec will soon be sending us the exact details and instructions on how this will work.
 - 6) The Bulk Item Trash Area's purpose is for disposing furniture, not construction debris. However, there still are people who inappropriately dispose of items there that should not be there; there are also people from outside of the resort who dispose of items there to save themselves disposal costs. Inappropriate disposal of items needs to stop. Putting a roof on the area and locking the doors has helped curtail this abuse a bit.
 - 7) To make the Bulk Item Trash Area more attractive, we could paint it a color that helps it to blend better into the setting or plant some attractive plantings around it.
4. Committee Reports: None at this time.
5. Financial Reports:
- A. The October 2025 financial reports were reviewed.
 - 1) Our revenue continues to look good.
 - 2) Considering the previous monthly expense reports for the year, our current expenses are close to where we expected them to be.
6. Board Priorities:
- A. Strategic Plan: The Board will schedule another meeting with James Cole after Thanksgiving to work on finalizing the new Strategic Plan. **In preparation for that meeting, the Board members will review the current 2021-2026 Strategic Plan.**
 - B. The Board reviewed the January–October 2025 KPI (Key Performance Indicators) reports.
 - C. Resort Improvement Task Force: They were tasked with providing shade options for the pickleball staging area. The Task Force will be giving a recommendation soon to the Board for their consideration.
7. Old Business:
- A. 2026 Budget Planning:
 - 1) The Board reviewed the proposed 2026 Budget.
 - 2) The Board scheduled an Executive Work Session meeting on November 21, 2025 to finalize the proposed budget.
 - 3) The Board discussed into which account the excess revenue that we will have at the end of the year should be placed.
 - B. The Board reviewed the Supplemental Information at the end of these minutes.
 - 1) It was decided to remove "Item A, Passive solar heat at pools" from the Supplemental Information.
 - 2) New sound system at OG & SJ: Becky spoke with a person who is on the Sound Committee. The sound systems in the buildings are hard-wired. The Sound Committee and David will research some other options, including wireless.

- 3) It was decided to remove "Item D, Electric car charging stations" from the Supplemental Information since it is not feasible to do this in the near future.

8. Resort Managers Report:

- A. David reported that our laundry vendor will be raising the prices – washing machines will be going up 50 cents per load and dryers will be going up 25 cents per load.
- B. For the Thanksgiving Day weekend, the HOA office will be closed on Thursday, Friday, Saturday and Sunday; they will reopen on Monday, December 1, as usual.
- C. David handed out a sample packet of information concerning the dues increase for 2026 that is legally required to be distributed to the HOA members. David has sent out information and a form to the HOA owners that gives them the option to receive this information electronically rather than through the USPS. Sending this information electronically saves the resort a substantial amount of money.

9. New Business:

A. Resort property transfers:

1. When a resort property is sold through a realtor other than our resort realtors, the resort does not receive any transfer fees. It takes a lot of work to be done by our office staff to record and transfer all the changes of ownership information into our systems. The Board discussed ways the resort could recover some of those expenses.
2. **It was moved, seconded and passed that every transfer of land requires a \$300 transfer fee to be paid to Desert Shadows.**

- B. David will send the Agenda for the November 22, 2025 HOA Open Board Meeting to the HOA owners immediately after this meeting.

10. **It was moved, seconded, and passed to adjourn the meeting at 3:15 PM.**

11. Next Meetings:

- November 21, 2025, 1:00 PM, Executive Session
- November 22, 2025, 10 AM, HOA Open Meeting
- December 9, 2025, 1:00 PM Regular Board Meeting
- December 9, 2025, Board Executive Session

Respectfully submitted,
Carol L Bratt, Secretary

Supplemental Information:

	Mtg Date	Action Item / Motion	Action / Person Responsible	Status
A	2024-12.10	New Sound System at OG & SJ	Resort Improvement Task Force	Open
B	2025.02.18	Plan for each lot owner to have their lots numbered to be easily seen especially by emergency services	ACC	Open
C	2025.10.21	AI in HOAs		Open
D	2025.10.21	Possibility of hiring IT / Tech employee		Open