Desert Shadows RV Resort Association Inc.
Regular Meeting Minutes / Board of Directors
January 20, 2026 • 1:00 PM (PST)

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

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:**
   - **December 11, 2025, Board of Directors Regular Meeting**
   - **December 11, 2025, Board of Directors Executive Session**
   - **December 11, 2025, In-Camera Session**
3. Correspondence and Communications:
   A. Correspondence was received thanking David and our resort staff for quickly repairing a water pipe leak that was located in a difficult spot to access and repair.
   B. Correspondence was received concerning the census form that each owner is required by law to fill out annually. It was suggested that the dates for the annual census be changed to January 1-December 31. Currently the census dates are from August 1–July 31.
   C. The Board discussed correspondence that was received regarding the placement of the speed bumps around the Rascal Circle intersections. **It was moved, seconded and passed to temporarily move the speed bumps to just north of Rascal Circle on Porky Drive, and to evaluate the relocation at a later date.**
4. Committee Reports:
   A. Committee leads have been asked to give brief updates at the upcoming HOA AGM meeting on January 24, 2026.
   B. The ACC is working on putting together a package that shows examples of good lot numbering.
   C. Events Committee:
      1) After the January Events Committee meeting, the committee chairperson resigned for personal reasons.
      2) The Events Committee selected a new chairperson, Coree Reddin.
      3) The Board discussed the Activities spending account, how spending decisions are made, the Activities financial reports, and how we can help to relieve the financial stressors off of our Activities Director.
5. Financial Reports:
   A. The Board reviewed the 2025 financial reports.

B. The 2025 budget did not end up where we wanted it to be due to circumstances beyond our control; however, we can still pay our bills.
C. We were able to grow the Replacement Reserves account.
D. The Board discussed strategies to better manage and plan for our expenses.

6. Board Priorities:
   A. Strategic Plan Update: The Board plans to have the updated Strategic Plan completed by the end of this season. Steve showed the Board the Strategic Plan slide show that he will be presenting to the owners at the AGM on January 24.
   B. KPIs: The December KPIs were reviewed.
   C. Resort Improvement Task Force (RIT):
      1) In 2029, we will be required to use non-potable water for some of our irrigation. If we do not comply, we will be fined, although the water rates and fines have not yet fully been established; however, there were some indications that the fine could possibly be $500/day.
      2) To comply with the non-potable water irrigation requirements, RIT has been working on determining where grass should be removed and replaced with other types of water saving landscaping. They determined a portion of the grass along DaVall should be removed, which would also mean that we would probably need to remove the approximately 11 trees that are already there. The trees are not very healthy and their roots are popping up through the ground.
      3) Louis reported on his work to locate a source for water monitoring / metering valves. He found a source company for the valves; Louis will ask them to evaluate our property's needs and if they would be able to supply the materials and do the work.

7. Old Business:
   A. The Board reviewed the Supplemental Information at the end of these minutes.
      1) ACC and Louis are working on a plan for each lot owner to have their lots numbered in a way that is easy to find and read, especially for emergency services.
      2) The Board discussed enhancing the exterior of the Bulk Item Trash Area. The first thing that will be done is to paint the exterior. There are paint colors that Disney resorts use to help structures seem to "disappear," which is a good strategy for this structure. RIT will oversee this project.
   B. David does not believe that gaining access to the Bulk Item Trash Area with fobs will be workable since the fob reader needs to be protected from direct sunlight.
   C. Elections Update: Steve and Carol were voted in as Board members by acclamation.
   D. Roads Task Force Update: The task force members are Mark Bratt, Dave Church and Becky Schaub. The task force has not met yet, but they will get together soon. It was noted that road work may be a higher priority than repainting OG.
   E. The formal adoption of the RIT proposal for outside the DaVall gate landscaping was tabled.
   F. The Board approved splitting the ACC into two subcommittees: permitting and compliance enforcement. Ron Delcamp has agreed to continue to be chairman the permitting subcommittee. Steve will ask Mike Huszczo to consider being the chairman of the compliance enforcement subcommittee.

8. Resort Manager's Report: The items on David's report have already been covered in this meeting.

9. New Business:
   A. The Board discussed preparations for the January 24, 2026 HOA AGM Meeting.

B. Schedule Boad and Open Meeting Dates for 2026: tabled until our February Board meeting.
C. Committee Liaison Assignments:
    - ACC: Louis
    - Elections: Carol
    - Events: Carol
    - Fitness: Robert
    - Greeters: Becky
    - Nominations: Steve & Louis
    - Real Estate: Steve
    - Technology: Becky
    - Website/Portal: Becky
    - Woodshop: Robert
D. It was moved, seconded and passed to approve the following Board officer structure for 2026:
    - **President: Steve Wiltermuth**
    - **Vice President: Louis Rivest**
    - **Secretary: Carol Bratt**
    - **Members at Large: Becky Schaub and Robert Wold**
E. The Potable Water Task Force is a subcommittee of RIT: The Board liaisons to this subcommittee are Louis and Robert.
F. Due to watering/irrigation concerns, a subcommittee of RIT will be tasked with working with ACC regarding the planting of ficus trees on owners lots as living fences/hedges.
G. It was moved, seconded and passed to approve Coree Reddin as the Events Committee Chairperson.
H. The Board discussed changing the annual census forms collection dates. David will send out the new census forms on July 30, 2026 and make a concerted effort to have all the owners return the census forms by December 31, 2026. If we decide to change the annual census dates (currently August 1-July 31) to January 1-December 31, we will do it in 2027. Making this date change would require a change to our Rules and Regulations.

10. **It was moved, seconded, and passed to adjourn the meeting at 3:21 PM.**

11. Next Meetings:
    - January 24, 2026, 10 AM, HOA Annual General Meeting (AGM), OG
    - February 10, 2026, 1:00 PM, Regular Board Meeting and Executive Session
    - February 23, 2026, 1:00 PM, Special Executive Session

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	2026.01.20	Relocate the speed bumps on Porky Drive to just north of Rascal Circle; evaluate the relocation at a later date.	Board, David	Open

Desert Shadows RV Resort Association Inc.
Board of Directors
HOA Annual Open Board Meeting Minutes
January 24, 2026 • 10:00 AM (PST)

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
HOA Owners

1. The meeting was called to order at 10:00 AM.
   A. Steve welcomed everyone to the meeting. He reminded everyone that this meeting was for HOA owners only and he asked anyone present who was not an owner to excuse themselves from the meeting.
   B. Steve encouraged the owners to check out the Desert Shadows men's and women's shirts that would be available after today's Open Meeting.
   C. The Board members, Arnold Bos (CFO) and David Smith (Resort Manager) introduced themselves.
   D. Steve gave a PowerPoint presentation on the agenda for today's meeting and other information pertinent to the meeting. Steve requested that questions and comments from the HOA owners be saved until the open forum portion of the meeting.

2. Steve reported on the results of the Board of Directors election.
   A. Steve Wiltermuth and Carol Bratt were elected to the Board of Directors by acclamation for a two-year term, January 2026 through December 2027.
   B. The Board Officer structure for 2026 is as follows:
      - Steve Wiltermuth, President
      - Louis Rivest, Vice President
      - Carol Bratt, Secretary
      - Becky Schaub, Member at Large
      - Robert Wold, Member at Large

3. **It was moved, seconded and passed by the Board to approve the Minutes of the November 22, 2025 HOA Open Meeting.**

4. Financial Reports:
   A. Arnold reported that our 2025 financial books were handed over to the auditor yesterday.
   B. Arnold reviewed the Balance Sheet, our financial situation regarding bills and payments, the Statement of Revenue and Expenses, and the Replacement Reserve Fund.
   C. The resort is starting this year with the Operating Fund balance at -$27,107. However, we have been able to pay all our bills. We also have a Pacific Western Checking Account and CDs that we can draw money from if necessary.

D. The Owner Satisfaction Survey showed that the owners want the Board to enforce the resort's rules. In an effort to do that, we have had to incur large legal fees. We hope to be able to recoup some of those costs, but we will probably not be able to recoup all of them. We have also given raises to some personnel who have completed classes that have increased and enhanced their knowledge and skills, which in turn have been beneficial to our resort.

E. Steve showed a report that documented through the past several years what our dues were and the amount of our retained earnings. Steve explained how the Board is using this report to help us rebuild our retained earnings and established a capital expenditure account. The Board is working very hard to control and manage our expenses.

5. Strategic Plan Update:

A. In 2020, the Board of Directors adopted a five-year strategic plan. The current Board has been working to update the Strategic Plan for the next five years. In addition to James Cole who has been leading the effort to update the Strategic Plan, a group of owners has provided the Board with their valuable input and insights.

B. Some of the topics that are being studied when creating the new Strategic Plan are Desert Shadows' strengths, weaknesses, opportunities and threats (SWOT). The Board also considers the question of "what do we want to accomplish in the next five years".

C. The following are some of the goals the Board has been discussing:

1) The Replacement Reserve Fund will be in the "green zone" in our Reserves Study.
2) We will build up the Retained Earnings.
3) Water usage management: We are trying to reduce our water usage and ensure that our water usage complies with state and local guidelines. The Board is discussing utilizing various devices that show unusual water flow and/or leaks, and devices that better manage our irrigation needs.
4) Volunteer leadership: Part of the reason Desert Shadows is such a wonderful place is because of its volunteers; there are about 30 separate activities that have volunteer leadership. Under the leadership of James Cole and David, a new program is in place to recruit and train potential HOA leadership candidates. Participation in this program does not obligate the participants to be in a leadership position.
5) Rules enforcement:
    a) Owners are required by law to fill out the annual census form; we have had low compliance over the past number of years. Steve, on bended knees, asked the owners to please completely fill out the census form every year.
    b) Regarding owner satisfaction, the Board's goal is to achieve a 4 on a 5-point scale. On the Owner Satisfaction Survey that was conducted last year, the owners rated Rules Enforcement at 3.61; the Board would like to get that number up to at least 4. Owners rated owner's maintenance of their own properties at 3.89.
    c) Regarding safety and security, Board's goal is to be able at any time to identify any unauthorized people in the resort and to also know everyone who is in the resort for safety reasons.
6) Roads: A Roads Task Force has been established.
7) Steve noted the Board is researching how we can potentially utilize AI in the running and management of our resort or what its value would be to us.

6. Resort Manager's Annual Report to Owners: Dr. David A. Smith, BA, PhD, CCM, CACM

A. David thanked everyone for being at the meeting. He also explained the educational degrees listed behind his name.

B. Water Issues: David informed the owners that in 2024, the State of California made a law requiring all HOAs to eliminate all "non-functional" turf (turf that is not used for recreational or community purposes) by January 2029. The government has rebates available for us; however, the rebates are reduced the longer we wait to submit a plan for reducing our "non-functional" turf areas. David is working with the Coachella Valley Water District to prove that the greenbelt and the OG pond areas are indeed functional. The turf areas that will need to be reduced are the areas outside of our gates.

C. Forest Lawn Mortuary Plans: Forest Lawn Mortuary owns the storage facility that is located between their property and Desert Shadows (along Alfalfa Drive) on DaVall Road. The mortuary plans to remove the storage facility and to use the land for in-ground burials, a meditation park and a mausoleum. These changes should not have much of an impact on Desert Shadows.

D. David received an email from Al Passmore informing him that the local food bank needs citrus fruit. Please bring your surplus citrus fruits to the following people who will deliver them to the food bank: Al & Cathie Passmore, Phoebe Talbert, or Bob Slater. David reminded everyone that they should not leave their surplus fruit / food on the resort benches or inside the mail room. At the end of the resort season, there will be a table by the Activities Office where people can leave their extra food before leaving for the summer; this food will also be delivered to the food bank. Thank you to all the people from our resort who work at the food bank.

E. David reported that he ordered more new lockers for the mailroom for delivery packages. He also informed us that there are a large number of locker keys missing, which makes those lockers unusable. He asked everyone to check their homes and mailboxes to be sure there are not any locker keys there. Please do not take the locker keys home; drop them off in the mailroom slot for locker keys immediately after picking up your package.

F. David encouraged everyone to regularly check their mailboxes for locker keys and packages. Some delivery services, including Amazon, sometimes use the USPS to deliver their packages, which means that the packages will be delivered to the mailroom and not to the addressee's lot.

G. David again reminded everyone to be mindful of the 10 MPH speed limit inside the resort. However, we do recognize that most of the speeding issues are due to some of the package delivery drivers who don't respect the speed limit. After contacting the package delivery companies, we have been told that if their speeding is an issue for us, they will stop delivering within our resort and we will then need to pick up our packages from a location outside of the resort.

7. Committee Reports:

A. ACC: Ron Delcamp reported that the ACC has been asked to help plan for consistent address numbering at all the properties, especially for emergency services. Ron explained the challenges of creating / locating lot numbers in a uniform pattern that is attractive and easy to locate on each property. The lot numbers that were placed on the lot driveways a number of years ago are wearing away, many people park over those lot numbers, and emergency services do not look down at the street / driveways for lot numbers.

1) The minimum height of the numbers should be 4 inches. The numbers should be visible at night, they should contrast with whatever is behind them, they should not be located / obscured behind vehicles, golf carts or plantings, and the numbers must be parallel – not perpendicular -- to the street.
2) Lot numbers may not be nailed or screwed into the palm trees. If you already have a hole in a palm tree and want to remove the nails, plug the hold with caulking.
3) Where to place lot numbers:

a) Park model: On front of park model, 4-5 feet above the ground, with no sight obstructions in front of them.
b) Fifth wheel: Have a sign with numbers on the front of the 5th wheel.
c) Palm trees: Put numbers in the ground or wrap a bungee cord around the tree.
d) Utility easement: Work with resort staff to put a sign pole/pipe in the ground.

4) ACC permits are necessary to put up number signs. Please contact Louis Rivest and/or Ron Delcamp if you would like help with your signs.
5) A question was asked if the local fire department has reflective signs we could use. The answer was no.
6) The question was asked if we can figure out a standard, reflective, same-height sign that everyone would use. The answer was that the ACC tries to let everyone be individuals and let them decorate their property however they want within the resort's rules and not determine how much everyone must spend on signage.

B. Events: Coree Reddin encouraged everyone to come and participate in our events.
C. Audio-Visual-Technology: Faye asked anyone who is interested in helping with technology to talk to her.
D. Greeters: Judy Bos explained what the greeters do. They have given out 12 packets of information since mid-October to owners and renters.
E. Woodshop: Darren Smith thanked Garnet Sturby and Pat Lamora for their leadership in the past. Darren and Bo Prince are the current woodshop leaders. The woodshop is open daily from 10AM-12Noon. Tools can be donated to the woodshop. Bo will be leading some classes in the future.
F. Fitness: Ron Finch shared how using the fitness room is a great way to help us stay healthy and active. Ron noted that people should ask for help to be sure they are using the machines correctly so they do not cause unintended injury to themselves.
G. Real Estate: Mike Nunan introduced the committee members. Landsmith is Desert Shadows' on-site realtor and they currently have 43% of the lot listings.
   1) Regarding "for sale" and "for rent" signs, Mike encouraged us to place only one sign per lots.
   2) Currently we have a slightly higher than normal number of properties for sale; however, some of that is due to the fact that two owners who have passed away had ten properties between them and now their properties for sale. The real estate market is in a down cycle right now and property sales are down all over the Coachella Valley.
   3) Terri Smith reminded everyone that when a property changes ownership, the property is not grandfathered into full-time ownership. She also emphasized that it is important to use the proper channels to make properties sales transfers so the property title gets transferred and recorded correctly.
   4) Mike reported that full-time ownership in Phase 1 is still a little over the cap; Phase IIA (park model section) is at 100% full-time occupancy.
H. Website: Mike Nunan reported that the real estate pages on our website are the pages that get the most hits. The HOA owner's portal also gets a lot of activity. Mike reported that the website is stable again after our website had an intrusion of bots last year. Our web host was unable to fix the intrusion, but, after a lot of work, Mike found a company that was able to fix the intrusion and is able to help us when we need it.

8. Open Forum:
   A. The new owners introduced themselves and were welcomed to the resort.
   B. Kerry Davison asked about the status of the road resurfacing project and the history of why we need to re-do the roads. Steve noted in Phase I there may be more cracks and "alligators" that start "popping out." Dave Church, who is retired from the asphalt

business, spoke to what he sees the problems to be and possible solutions. Mark Bratt noted the age of the existing asphalt in Phase I and Phase II is different. The base under the asphalt makes a big difference in whether or not the road surfaces crack over time; our roads were placed on top of native sand. For a good road surface, it needs to be put on a good quality base and finish, and then it must be maintained. However, realistically, the roads will crack in a few years. The resort's Roads Task Force will be looking into the road refinishing details, financing plan, quality of materials, water piping, curbs and gutters, etc.

C. Dan Sbezda asked if everyone could be responsible for disposing of their own large items instead of having a Bulk Item Trash Area. Steve reported that Burrtec had told us that they would be picking up more items on a weekly basis from the Bulk Item Trash Area, but now they are backing away from that stance. The Board is concerned that if the property owners do not have the Bulk Item Trash Area option, they will throw their large items away into the trash dumpsters, which will cause a bigger problem for the resort. The Bulk Item Trash Area structure will be staying where it is currently located, even though it may be used for other purposes in the future.

D. Elizabeth Schultz asked if there are AED (Automated External Defibrillator) devices located in the resort. The answer is yes; there is an AED in the OG restroom hallway and one at SJ.

E. Cathy McClean asked if the mailroom is an appropriate place to have bulletin boards; she wonders if having the bulletin boards there allows people into the mailroom who do not get their mail there.

F. Roger Inkpen asked if full-time owners are allowed to have full-time renters. The answer is yes.

G. Mitch Richardson stated that Bulk Item Trash Area needs to be monitored better and that it needs to be beautified. It was noted that David and Steve have looked throughout the resort and there is no other location in the resort where it can be suitably relocated.

H. Dave Church asked if the legal fees are going to continue to be large. Steve responded that we are hoping after our court date in March that our legal fees will be dropping. Dave also asked if our event ticket prices are high enough in light of entertainers being more expensive than they used to be. Dave also asked about the number of resort employees. The resort has three maintenance employees plus Sal Enriquez (Facilities & Maintenance Manager), four housekeepers, David Smith (Resort Manager), Laurie Hilton (Accounting Manager), and Bev Damico (Administrative Assistant).

I. Heide reported that there is a sewer smell in the OG women's restroom and OG laundry room. She also believes speed bumps are very necessary along Spanky Drive.

J. Wendy Agen asked for clarification about who can live in grandfathered-in full-time occupancy properties. Full-time property owners can rent their properties to full-time tenants.

K. Nancy Newsome asked for clarification about the different phases in the resort. Phase I is the section of the resort that was built first; Phase II is the section of the resort that was built later. For full-time occupancy purposes, Phase II is divided into two sections: Phase IIA is the section with mostly park models, and Phase IIB is the RV section.

9. Steve thanked everyone for attending the meeting. **It was moved, seconded, and passed to adjourn the meeting at 12:15 PM.**

Respectfully submitted,
Carol L Bratt, Secretary