Desert Shadows RV Resort Association Inc.
Regular Meeting Minutes / Board of Directors
March 18, 2026 • 1:00 PM (PDT)

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

Guests: David Smith, Resort Manager
Arnold Bos, CFO

1. The meeting was duly called to order at 1:11 PM.

2. Minutes: **It was moved, seconded, and passed to approve the minutes of the following meetings:**
   - **February 10, 2026, Board of Directors Regular Meeting**
   - **February 10, 2026, Board of Directors Executive Session**

3. Financial Reports:
   A. The Board reviewed the February 2026 financial reports.
   B. It was noted that two employees have decided to take advantage of the resort's health insurance program. When they were first hired, they chose not to be part of the resort's health insurance program; however, since then their life's circumstances have changed.
   C. The Board discussed the 2025 audited financial reports. It was noted that the resort paid $8,401.84 in federal taxes and State of California income taxes (mostly due to interest income). There were also a few year-end bookkeeping adjustments that were made.
   D. The Activities Fund Financial Report was reviewed.
   E. David and Arnold are reviewing some comprehensive resort management software options that include bookkeeping, maintenance, etc.
   F. The question was asked if someone could bequest their lot / property to the resort. The answer was yes; it would be considered a gift.

4. Correspondence and Communications:
   A. Correspondence was received from an owner regarding the idea of implementing a "buy-in" cost when properties are purchased in our resort. It was noted that the income generated from the "buy-in" costs would be subject to taxes.

5. Committee Reports:
   A. ACC: A chairman for the Enforcement Subcommittee has not been found; work is still being done on this.
   B. Events: The Events Committee will be having their next monthly meeting on March 23.
      1) A financial report will be prepared for the Events Committee meetings. This report will help the committee plan for their purchases and ticket prices.
      2) Becky has done more research into the music license issue. David will check into "Soundtrack" as a possible option for replacing the three music licenses that we currently purchase annually.

3) We discussed the monthly bank credit card fees that we are charged. David will research to find out if there are other banks that would not charge us so much in fees. It was noted that not every bank will accept HOAs as customers.

C. Resort Enhancement Task Force: They will be meeting this afternoon.

D. Roads Task Force: Becky updated us on the work that the task force has been doing; they are still in the research phase.
   1) They are investigating the condition of our roads, possible resurfacing options, and road contractors.
   2) They will continue to work on this over the summer. They will have an update when the season begins in the fall; we discussed the possibility of having a town hall meeting at that time.

E. Greeters:
   1) The Greeters have a new name: Ambassadors.
   2) Becky reported that the Sunshine Committee has been absorbed into Ambassadors. Lynn Baker and Ginny Dahlgren will take over the Sunshine Committee duties.
   3) They have been discussing the possibility of having volunteers available to help with the first-of-the-month check-ins, which will really help with the registration process.

F. Woodshop: Rob reported that the Woodshop leaders feel everything is under control and in good shape.

G. Fitness Center: Rob reported that everything is in good shape with the Fitness Center.

H. Real Estate: Steve updated us on the number of properties currently for sale in the resort; it is an unusually high number, but understandable in the view of the number of owners who have passed away and whose properties are now for sale, and in light of the world's political situation. Property sales are in a slump all over the Coachella Valley.

6. Board Priorities:
   A. Strategic Plan Update: The Board reviewed the work that needs to be done to finalize the Strategic Plan, and assignments were given for finalizing the different sections.
   B. Key Performance Indicators: The February KPIs were reviewed.

7. Old Business:
   A. The Board reviewed the Supplemental Information at the end of these minutes.
      1) The plan for each lot owner to have their lots numbered: Some property owners have installed new, attractive lot numbers on their properties; some of these lot number signs are solar powered and are lit up at night which make them very easy to read.
      2) Ai in HOAs: David is working on this; there are some very positive, powerful, exciting options that would greatly benefit our resort.
      3) The possibility of hiring IT / Tech employee: Currently, we do not have money in the budget for this option.
      4) Enhance exterior of Bulk Item Trash Area: This is one of David's summer projects. The plan is to paint the exterior, re-do the signage, and install plantings around the exterior.
   B. Fob Access at Bulk Item Trash Area / sun-protection over the fob reader: David will order a fob reader and contact the Woodshop to have them build a sun protection cover for the fob reader. David will have the fob reader installed just before the season starts in the fall and will then cover it with the protective sun cover.
   C. 50/50 Raffles Documentation: Steve shared the 50/50 raffles financial report received from the HOA bookkeeper.
   D. Water Leak Detection Update: Louis reported that they are continuing to investigate water leak detection and water pressure detection options.

E. The speed bumps by Porky Drive / Rascal Circle have not been moved yet since David was waiting to determine if work on the roads was going to be done during the summer. Since road work will not be done this summer, relocating the speed bumps will be one of David's summer projects.
F. The Board discussed the continued inappropriate disposal of garbage and recyclables by residents. We will continue to work to educate the residents and remind them of the rules when inappropriate disposal is observed.

8. Resort Manager's Report:
   A. New rules recommended and endorsed by ACC.
      1) Window Insulation: No window insulation shall be installed unless obscured by an external sunscreen approved by the ACC.
         a) The Board approved the rules change.
      2) RV Location on Lots: All RVs shall be located with the left side of the RV adjacent to the Utility Pedestal (RVs must be backed onto the site).
         a) The Board approved the rules change.
      3) Trellis (13.1.2): In addition to the permitted sixteen linear feet (16') of trellis/lattice, an additional trellis/lattice may be used to enclose RV utilities along the easement property line a maximum length of sixteen feet (16') and a maximum of three feet (3') in height with a three foot (3') removable end on the street end of the trellis.
         a) The Board sent this item back to the ACC for further consideration.
      4) Park Model Skirting: Park Model skirting shall have a minimum of two access doors on each side of park model. These doors shall be located in front of the axle assembly and behind the axle assembly.
         a) The Board approved the rules change with the caveat that this rule is not retroactive to existing units but is intended for new park models and for replacement skirting that is being installed on existing park models.
   B. The approved ACC rules changes will be posted for thirty (30) days, according to the resort's governing documents.
   C. Mailroom:
      1) Due to the large amount of mail that is being left in the HOA office for renters and unregistered people, the Board discussed requiring all owners to provide renters with mailbox keys. Any mail that is received for non-registered people will be returned to sender.
      2) The on-going mailroom challenges and misuse were discussed.
   D. The list of summer projects was reviewed and discussed.
   E. The Proposed 2026 Facilities Summer Hours document was approved as presented. It was noted that cleaning staff hours are reduced during the summer.
   F. After discussion and looking at the calendar, it was decided that for the 2026-2027 season the HOA office will not be open for check-ins on Saturdays, except for January 2, 2027.
      1) Signs will be posted on the HOA office door over the weekends with instructions regarding the check-in procedures.
      2) Closing the HOA office on the weekends will also save the HOA money.

9. New Business:
   A. Representatives from our HOA had a meeting with Coachella Valley Water District (CVWD) on February 25 regarding the new California State law AB 1572 requirements concerning functional/non-functional turf and watering requirements. Our staff is working on creating landscaping drawings.
   B. The Board discussed reserving SJ and OG for private events.

1) The Board agreed that SJ will not be reserved for private events.
2) The Board agreed that OG can be reserved for private events.
3) OG reservation bookings should be made through the Activities Director since she is aware of all the activities that are happening in that space; David will notify the Activities Director about this.
4) Satellite reservations will continue to be booked through the HOA office.
5) This information will be posted on the website.

C. The Board discussed individuals collecting money in the resort for non-HOA sponsored activities, gifts, etc.

1) **It was moved, seconded and passed to table this until our April 2026 Board meeting.**

10. **It was moved, seconded, and passed to adjourn the meeting at 3:49 PM.**

11. Next Meetings:
- April 8, 2026, 1:00 PM, Regular Board Meeting and Executive Session via Zoom

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
F	2026.01.20	Formal adoption of the RET proposal for outside the DaVall gate landscaping	Board	Open
G	2026.01.20	Possibly change annual census dates	Board, David	Open
H	2026.03.18	Bulk Item Trash Area fob access & fob reader sun protection	David	Open