

Desert Shadows RV Resort Association Inc.
Regular Meeting Minutes / Board of Directors
April 8, 2026 • 1:00 PM (PDT) via zoom

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

Guests: David Smith, Resort Manager
Arnold Bos, CFO

1. The meeting was duly called to order at 1:00 PM.
2. **It was moved, seconded, and passed to approve the minutes of the March 18, 2026 Board of Directors Regular Meeting.**
3. Financial Reports:
 - A. The Board reviewed the March 2026 financial reports.
 - B. The reports show that the expenses are close to what was budgeted.
4. Correspondence and Communications:
 - A. Correspondence was received that Lawrence Georget has resigned from the ACC committee. ACC Chairman Ron Delcamp requested that the Board send a thank you letter to Lawrence, which Steve will do.
 - B. Correspondence was received regarding the OG laundry room's manual AC controls. David has ordered an engraved sign that will be posted in the OG laundry room with information on how to temporarily adjust the AC. David will respond to the correspondent.
 - C. David received a suggestion that CPR classes be offered in the resort. We have offered these classes in the past, but no one showed up. The Board has no objections to offering these classes again as long as people show up to take the classes since we pay a fee for having these classes.
5. Committee and Task Force Reports:
 - A. ACC:
 - 1) Lawrence Georget has resigned from the ACC.
 - 2) David Jahn has agreed to be the ACC Compliance Chairman.
 - B. Ambassadors (formerly known as Greeters): The committee has been discussing ideas to help welcome people to our resort, e.g. possibly having people from the resort in golf carts escort people new to the resort to their lots, etc.
 - C. Events:
 - 1) The Events Committee is pleased with the activities that happened this year, despite having a smaller number of people in our resort.
 - 2) The Events Committee is extremely grateful to Arnold Bos for his help in getting very useful financial reports be made available to them. These reports will help the Events

Committee and the Activities Director to be able to plan better for events and expenditures.

- D. Real Estate: Steve reported there is nothing new to report at this time. There are still many properties for sale due to the number of owners who have passed away and whose properties are now for sale, and due to the world's political situation. Property sales are in a slump all over the Coachella Valley.
- E. Resort Enhancement Task Force (RET):
 - 1) The RET has asked that bougainvillea be allowed to grow over the walls and down the other side. One of their rationales is that this could be a security benefit since people cannot gain access to the resort by jumping over the walls if they are covered with bougainvillea.
 - 2) The ACC is strongly opposed to this proposal.
 - 3) The Board is not ready to approve of this proposal at this time since the Board is still working through the ramifications for our resort of the new California State Law AB1572.
- F. Roads Task Force: Becky shared a summary report written by Mark Bratt about the work the task force has been doing. The Board is very grateful for all the hard work the task force is doing in an effort to give us the best possible solution for our roads and infrastructure situation.

6. Board Priorities:

- A. Strategic Plan Update:
 - 1) Steve worked on the SWOTs and has it completed.
 - 2) Becky is very close to completing her work on the Vision Statement. She requested the Board members to review it and let her know if we have any input for her.
 - 3) The Board's goal is to have the updated Strategic Plan written, published and on our website before the start of the next season (October 2026).
- B. Key Performance Indicators: The March KPIs were reviewed.

7. Old Business:

- A. The Board reviewed the Supplemental Information at the end of these minutes.
 - 1) Hiring an IT / Tech employee is not feasible currently; however, we may consider hiring consultants.
 - 2) Enhance exterior of Bulk Item Trash Area: The exterior has been repainted and there will be some plantings installed around the exterior this summer.
 - 3) The speed bumps on Porky Drive have been removed and will be installed at a different location this summer.
 - 4) Fob Access at Bulk Item Trash Area / sun-protection over the fob reader: David is continuing to work on this project in order to have it ready by the start of the 2026-2027 season.
 - 5) The Board discussed the RET's proposal for improving the landscaping outside the DaVall gate, especially the gravel/rock areas that could be refreshed. David will follow up on this.
- B. Water Leak Detection Update: Louis reported that after investigating three different water leak detection options, we have not yet found one that will work in our situation and still be affordable. We will continue to keep looking for new technologies that may work for our resort. It was noted that most of the water leaks occur in the irrigation system.
- C. Coachella Valley Water District (CVWD) Rebate Application progress:
 - 1) June 30, 2026 is the application deadline.

- 2) Sal gave the initial landscape plan of the planting areas outside of our gates to Mark Bratt, who will put it in an architectural drawing.
 - 3) Regarding functional vs non-functional turf outside of the gates, the Board discussed the possibility of having a grass dog walk area if there was signage stating that the grass area is for dog walking. David will contact Rene at CVWD to find out if that would qualify as functional turf.
- D. Resort Rules Additions:
- 1) Section 8.5 - Mailroom Policy:
 - a) The large amount of mail that is being left in the HOA office for renters and registered people is causing a strain on the HOA office staff and office space.
 - b) **It was moved, seconded and passed to add the following policy to the DS rules:**

Section 8.5 Mailroom Guidelines

 1. ***All guests must have a mailbox key supplied by the owner.***
 2. ***No mail will be held in the HOA office for owners or guests.***
 3. ***Any mail received to a non-registered (unknown) person will be returned to sender.***
 4. ***The HOA office will not accept any packages for returns. All packages must be brought to a shipping facility (Post Office, UPS, FedEx, etc.).***
 - 2) Section 10.8 - Spray Painting of RV's
 - a) "Spray Painting of RV's" had previously been in the rules, but was omitted when the Rules were rewritten in 2022.
 - b) **It was moved, seconded and passed to add the following policy to the DS policies:**

Section 10.8 Spray Painting of RV's in the resort is subject to the following requirements.

 1. ***Requires an ACC approved permit.***
 2. ***Spray painting will not be allowed during the busy season (November through April).***
 3. ***The ACC may contact adjacent RV's owners, and receive their approval before any painting.***
 4. ***Owner requesting permit shall be liable for any overspray to adjacent property, including, but not limited to RV's, outside furniture, any improvements to lots, including landscaping, and any common areas.***
 5. ***Due to special conditions, the ACC may require the requesting owner to tent the painting area, to prevent overspray, or other precautions as they deem necessary.***
 6. ***Painting products and application must meet the South Coast Air Quality Management District regulations.***
 7. ***The painting contractor shall provide the ACC with a copy of his contractor's license, and a Certificate of Insurance issued to the Desert Shadows RV Resort, 69801 Ramon Rd., #500, Cathedral City, CA 92234.***
 8. ***Spray painting of park models is not allowed.***
 - 3) The above two approved policy additions will be posted for thirty (30) days according to the resort's governing documents and then will be added to the DS Rules and Regulations.

8. Resort Manager's Report:

- A. Music license options: David spoke with a representative at Soundtrack and discovered that they are strictly a streaming service. David is also communicating with one of the music license companies.
 - B. HOA banking options: David has been investigating other banking options in an effort to reduce the amount we need to pay for credit card swipe fees that banks charge. It was noted that not many banks will accept HOAs as customers.
 - C. The HOA office has changed from using QuickBooks as their accounting program to Yardi-Breeze Premier. Besides providing accounting, Yardi-Breeze also provides banking and reserves management, maintenance management, communications with owners (e.g. violation notices, maintenance requests, water leak notifications, etc.), various payment options (debit, credit, ACH, etc.), options where owners can fill out forms (e.g. the annual census form), etc. Yardi-Breeze is intended to be used by HOAs and is user friendly. QuickBooks was going to be raising their annual prices, and Yardi-Breeze will cost the resort less and it will provide us with many more options and services.
 - D. Two AC units failed at OG: one was for the OG laundry/restrooms and the other was the west AC unit for the OG gathering room. The price for replacing both of the AC units with air handlers is between \$20,000-\$24,000, depending on the brands. David is still waiting for more bids. The AC units and air handlers come with a 10-year warranty.
9. New Business:
- A. Reserving SJ and OG:
 - 1) Satellite B, Satellite C and OG are available to rent.
 - 2) The HOA office will be responsible for making the reservations for Satellites B and C.
 - 3) The Activities Director will be responsible for making the reservations for OG. Signs can be put up on OG that state it is being reserved for a private event.
 - 4) HOA events will take precedence over private events.
 - B. The Board discussed individuals collecting money for non-HOA sponsored activities. HOA rules do not allow solicitation of donations in the resort.
 - C. The new rules regarding window insulation, RV location on lots and park model skirting have been posted.
 - D. A new rule regarding trellises is still being worked on by the ACC.
 - E. A new roof/covering will be put over the SJ pool and hot tub mechanical equipment to help preserve the life of the equipment. This was done over the OG pool and hot tub mechanical equipment last year.
 - F. There is an intermittent odor in the OG laundry room / restrooms that smells like either sewer or gas. David will continue to work to resolve this problem.

10. It was moved, seconded, and passed to adjourn the meeting at 3:23 PM.

11. Next Meetings:

- May 13, 2026, 12:30 PM, ACC hearing via zoom
- June 10, 2026, 1:00 PM, Regular Board Meeting and Executive Session via zoom
- June 17, 2026, 1:00 PM, HOA Open Meeting, 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