

**Desert Shadows RV Resort Association Inc.
Regular Meeting Minutes / Board of Directors
August 12, 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
Mark Bratt, Roads Task Force Chairman

1. The meeting was duly called to order at 1:00 PM.
2. **It was moved, seconded and passed to move Agenda Item 7.C (Roads Task Force Update: Guest Mark Bratt) up to Item 4.**
3. **It was moved, seconded, and passed to approve the minutes of the June 9, 2026 Board of Directors Regular Meeting as written.**
4. Financial Reports: The Board reviewed the July 31, 2026 financial reports.
 - A. Statement of Revenue and Expenses
 - 1) The revenue is under budget, mostly due to not yet receiving laundry revenue; however, that revenue should be coming in soon.
 - 2) Administrative expenses are under budget, mostly due to legal expenses being under budget.
 - 3) Personnel expenses are around \$10,000 under budget.
 - 4) Utilities are under budget.
 - 5) Landscape maintenance is over budget due to tree trimming, irrigation maintenance, etc.
 - 6) Pools and spas are \$2,000 over budget.
 - 7) Common area is \$6,900 over budget due to electrical, plumbing and many other miscellaneous expenses.
 - B. Balance Sheet: The Retained Earnings look good.
 - C. Replacement Reserves:
 - 1) The OG Clubhouse AC repairs and Pools & Spas cost about \$54,700.
 - 2) In order to comply with the new California law AB 1572, we will need to spend about \$40,000 on landscaping expenses.
 - D. The Board expressed their appreciation to Arnold for all his work and help.
5. Roads Task Force Update: Mark Bratt, Chairman
 - A. The Board reviewed Mark's report dated June 24, 2026, which listed the project engineer options, the project contractor options, and the price estimates they gave to do the project.
 - 1) The contractors anticipate oil prices will soon be dropping.
 - 2) The time to do paving in our area is either in October or May.

- 3) Doing a "mill & fill" will give us approximately 7-10 years of road life. Therefore, the Roads Task Force suggests we consider a complete removal and replacement of the asphalt, which will give us 18-20 years of road life.
 - 4) The paving project can be done by dividing the resort into different sections with different paving options being done at the different sections depending on the condition of our roads in each of the sections ~ a "hybrid" approach.
 - B. The Board discussed the option of borrowing money to help pay for part of the paving project.
 - C. We need to hire an engineer to help us write the specifications for the project. Hiring an engineer should cost between \$10,000-\$20,000.
 - D. Additional expenses for this project would include speed bumps, taxes, concrete area repairs, property pin replacement, etc.
 - E. The Board needs to do further research before we make final paving decisions.
6. Correspondence and Communications:
- A. Steve received a call from an owner about an incident that happened in the OG pool pavilion where friends of an owner were eating in the pool area. Steve will visit in person with the caller when he gets back into the resort and he will address the misinformation that the caller had given him.
7. Committee and Task Force Reports:
- A. ACC:
 - 1) New rule regarding trellises: no report.
 - 2) David brought up the issue of people planting ficus trees (living fences) on their lots. Our resort's irrigation is intended for grass and palm trees, not other types of trees on owners' lots. With our resort's water usage being restricted by AB 1572, can we afford to allow people to continue to plant ficus? The Board will need to discuss this issue with the ACC.
 - B. Real Estate: Steve shared a report from Chairman Mike Nunan which shows there are 47 real estate listings in our resort: 26 lots and 21 park models. Landsmith has 23 of the listings, outside realtors have 15 listings, and there are 9 FSBO (for sale by owner) listings. Laurie, our resort's assistant manager and accounts manager, reported that there have been 21 property sales in the resort this year.
 - C. Resort Enhancement Task Force: James Cole asked Louis to find out if there are any new options for water metering. Louis was just notified that there are now solar powered water meters; Louis will continue to research this possible option.
8. Board Priorities:
- A. Strategic Plan Update: Steve is continuing to work on this. Steve is trying to incorporate Ai to finalize the project.
 - B. Key Performance Indicators:
 - 1) The July KPIs were reviewed and there were no surprises. Property sales are still down, but they are also still down throughout the Coachella Valley and in other states, as well.
 - 2) The Board discussed the national political situation and how it is affecting Canadians coming down to the resort. The Board also discussed the fact that the age and/or the health of some people is affecting their decision of whether to come down or not.
9. Old Business:
- A. The Board reviewed the Supplemental Information at the end of these minutes.

- 1) Plan for each lot owner to have their lots numbered to be easily seen, especially by emergency services: on-going.
- 2) Ai in HOAs: David uses Ai daily for resort business.
- 3) Enhance exterior of Bulk Item Trash Area: The exterior, including the doors, has been repainted and plantings will be installed before the start of the upcoming season. This item will be removed from the Supplemental Information.
- 4) Relocate the speed bumps on Porky Drive: This item will be removed since the roads are going to have repaving work done on them.
- 5) Formal adoption of the RET proposal for outside the DaVall gate landscaping: on-going.
- 6) Possibly change annual census date; review end of 2026: on-going.
- 7) Bulk Item Trash Area fob access and fob reader sun protection: We have not been able to find a fob access/reader that is compatible with the doors to the Bulk Item Trash Area. This item will be removed from the Supplemental Information.
- B. Coachella Valley Water District (CVWD) Rebate Application progress:
 - 1) Work has started on the area outside of the gates. The sick bougainvillea plants along Ramon Road were removed, and the walls will be cleaned and painted.
 - 2) We are planning on having a dog walk area outside of the DaVall gate. This area will have grass, a sitting area, and pet waste disposal receptacles. Our attorney firmly believes that this area falls under the category of functional turf.

10. Resort Manager's Report:

- A. David reported that closing some facilities during the summertime has an extremely positive money saving impact on our finances.
- B. All of the resort's facilities will be opened on Monday, November 2, 2026.
- C. David noted that there will be two events in SJ on Valentines Day ~ a breakfast and a Superbowl party. Carol will confirm with the Activities director that there will be enough turn-around time between the events.
- D. Beginning on November 1, 2026, the resort will charge \$40 for the gate/door fobs.
- E. David's summer projects list and status were reviewed. There is a lot of work that happens in the resort in the summertime to prepare for the upcoming season of events and activities.

11. New Business:

- A. The September 16, 2026, HOA Open Meeting time will be 1 PM.
- B. Board approved moving ahead with legal action for non-payment of monthly assessment on site APN 673-063-069
- C. An owner has indicated they would like a park model with a deck on top. David will research this.

12. It was moved, seconded, and passed to adjourn the meeting at 2:49 PM.

13. Next Meetings:

- September 9, 2026, 1 PM, Regular Board Meeting and Executive Session, via zoom
- September 16, 2026, 1 PM, HOA Open Meeting, via zoom

Respectfully submitted,
Carol L Bratt, Secretary