

Desert Shadows RV Resort Association Inc.
Regular Meeting Minutes / Board of Directors
June 9, 2026 • 1:00 PM (PDT) via zoom

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

Member Absent: Becky Schaub, Member at Large

Guests: David Smith, Resort Manager
Arnold Bos, CFO

1. The meeting was duly called to order at 12:50 PM.
2. **It was moved, seconded, and passed to approve the minutes of the April 8, 2026 Board of Directors Regular Meeting as written.**
3. Financial Reports:
 - A. Desert Shadows has moved from using QuickBooks as their bookkeeping software to Yardi-Breeze Premier as their bookkeeping and resort management software. The Yardi-Breeze software conversion and learning curve usually takes between 90-120 days; we made the conversion the first part of April, so we are now about 70 days into the conversion.
 1. Yardi-Breeze provides a contact person who helps with the conversion, which is very helpful. Arnold and Laurie (our bookkeeper) have been working very hard to learn and proficiently use the new software.
 2. Yardi-Breeze will eventually cost us about \$100 less per month than QuickBooks, plus it has many more useful and beneficial features and options than QuickBooks.
 - B. The Board reviewed the April 2026 financial reports. The reports show that the expenses are close to what was budgeted. The income is a little behind what was budgeted. There were no unexpected surprises in the reports.
 - C. The Board expressed their appreciation to Arnold and Laurie for all the hard work they have done to understand the new Yardi-Breeze software, to get the most use and benefit out of the new software, and to give us the reports and information we need.
4. Correspondence and Communications:
 - A. David received correspondence from a person who was concerned about the chemicals in the pool water. The pool water was then tested by the testing authorities and passed.
 - B. David received correspondence from an owner regarding their concerns about feral cats and coyotes in our resort. David responded to the owner.
5. Committee and Task Force Reports:
 - A. ACC: They are still working on the new rule regarding trellises.
 - B. Real Estate: There have been a few property sales over the last few months, despite the overall slump in real estate sales all over the Coachella Valley.

- C. Roads Task Force: The Board discussed the written progress report from task force Chairman Mark Bratt. The task force is working on obtaining more information on the road maintenance options available to us, project estimates, and narrowing down the list of qualified project contractors and engineers. The task force has done a lot of work and is diligently working to give us a comprehensive list of the options available to us, good estimates of what the project costs will be, and recommendations for the scope of work that should be done and the project timeframe.
 - D. Events: Terri, our activities director, has confirmed some entertainers and bands and is working on making up the calendars for the upcoming season, and she is working on prioritizing activities purchases. Arnold produced the Activities Fund report, which has been very useful in helping Terri make purchasing and spending decisions.
6. Board Priorities:
- A. Strategic Plan Update:
 - 1) The updated plan is almost completed; the final section is near completion.
 - 2) 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 May 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 on an as-needed basis. This item will be removed from the Supplemental Information.
 - 2) Enhance exterior of Bulk Item Trash Area: The exterior, including the doors, has been repainted. Plantings will be installed around the exterior later in the year when it is not so hot.
 - 3) The speed bumps on Porky Drive have been removed but have not yet been installed at a different location.
 - 4) Possibly change annual census date; review end of 2026: We will continue to remind people to fill out the annual census, which can be done through the Yardi-Breeze software. We will discuss this at the June 24, 2026 HOA Open meeting.
 - 5) Bulk Item Trash Area fob access and fob reader sun protection: David is continuing to work on this. However, there are limited options available since there is a large gap between the two doors. The options he found are very expensive and cost more than the Board feels reasonable to spend. David noted that someone recently placed a large appliance outside the trash area doors.
 - B. Coachella Valley Water District (CVWD) Rebate Application progress:
 - 1) David was told by the CVWD representative to submit our application on July 6, 2026, and it should be approved by July 10. We will have 90 days to complete the project. After the final inspection, we should receive a rebate check within 30 days.
 - 2) We should be receiving a \$2/square foot rebate; this rebate will not cover the total costs for the landscaping expenses.
 - 3) The landscaping expenses will be paid out of our reserves account.
 - 4) The CVWD representative and our attorney believe that we should be allowed to have a dog walk area on DaVall since it is functional turf for our pet owners. We need to decide on which side of the exit gate to install the dog walk area.
 - C. The new resort rules that were adopted at the April 8, 2026 Board of Directors meeting were posted on the website and will go into effect on June 11, 2026.
8. Resort Manager's Report:

- A. David reviewed the summer projects that are being done.
 - B. Music license options: After reviewing our music licenses and researching other licensing options, it was determined that there are no other music license options available to us. We are required to have these licenses and to pay their fees.
 - C. HOA banking options: David reported that banks all charge about the same amount for credit card swipe fees. The credit card swipe fees for the Activities Fund (ticket purchases at the ticket office) are charged through Clover, the company that processes the Activities credit cards.
 - D. Intermittent odor at OG laundry room and restrooms update: David reported that both the gas company and the water district came on site to investigate the cause of the odor; neither could find any issue nor the cause of the smell. If the odor is noticed again, please contact David.
 - E. AC units replacement at OG (laundry/restrooms and the west AC unit for the OG gathering room): Both of the AC units have been replaced.
 - F. Lock cover installations at room temperature controls: They have either been installed or are on order.
 - G. David reported the screen on the Ramon Road entry gate kiosk needs to be replaced at a cost of \$4,200; it will have a two-year warranty. David will investigate ways to protect the new screen from sun and extreme heat exposure. It was also suggested that a sign be placed near the screen advising people to remove their sunglasses if they cannot read the screen due to the polarized sunglasses lenses.
9. New Business: We reviewed the June 24, 2026, HOA Open Meeting agenda. The meeting time was changed to 10:00 AM.
10. **It was moved, seconded, and passed to adjourn the meeting at 2:03 PM.**
11. Next Meetings:
- June 24, 2026, 10:00 AM, HOA Open Meeting, via zoom
 - August 12, 2026, 1 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	2025.12.11	Enhance exterior of Bulk Item Trash Area	Resort Improvement Team; David	Open
D	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
E	2026.01.20	Formal adoption of the RET proposal for outside the DaVall gate landscaping	Board	Open

F	2026.01.20	Possibly change annual census dates	Board, David	Open
G	2026.03.18	Bulk Item Trash Area fob access & fob reader sun protection	David	Open

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

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

Member Absent: Becky Schaub, 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 and then he introduced the Board members, Arnold Bos, and David Smith to the HOA owners.
 - B. Steve reviewed the Agenda and the Desert Shadows Mission Statement as the starting point for the meeting.
2. **It was moved, seconded and passed by the Board to approve the Minutes of the November 22, 2025 HOA Open Meeting.**
3. Financial Reports:
 - A. Steve reported that the resort has a new resort management and accounting system, Yardi-Breeze. For accounting purposes, we had previously been using QuickBooks. This new accounting system will be less expensive than QuickBooks and yet it will give us more options and benefits.
 - 1) The Yardi-Breeze contact person told us that there would be a 90-120 day conversion period. Laurie, Arnold and David have been working very hard to make this conversion happen and have been making very good progress.
 - 2) Due to the conversion to the new accounting system, we do not have the May financial reports yet, but the preliminary reviews show that the numbers are good.
 - B. Arnold reviewed the January-April 2026 Balance Sheet Report and the Replacement Reserves Report. The largest expenses so far this year have been the replacement of two OG AC units and swimming pool expenses.
4. Board Update:
 - A. Steve explained what the Key Performance Indicators (KPIs) are and why we monitor them. James Cole collects the KPI information from David and then makes a monthly report for the Board. Some of the KPIs that we monitor are occupancy rates in each of the phases of the resort, the Activities Fund balance, the number of properties sold, the number of full-time renters, and domestic water line breaks. As a side note, Steve reported that a new water system would cost approximately \$1.5 million, so the Board has decided to repair the water line breaks as they happen.
 - B. Updated Strategic Plan Progress Report.

- 1) Steve reported that the Board has neared completion of the updated Strategic Plan; the goal is to have the Updated Strategic Plan completed by the start of the 2026-2027 season.
 - 2) Steve shared the Objectives section of the updated plan. One of the Board's goals is to have a 3.8 owner satisfaction rating (on a 1.0 - 4.0 scale, with 4 being highly satisfied), which would be higher than the previous rating of 3.6.
 - C. Resort Enhancement Task Force: Steve reported that a Garden Committee has been established, which has been helpful with turf management and maintaining flower beds, etc.
 - D. Roads Task Force.
 - 1) Steve reported that the Board has just received a report from the Roads Task Force Chairman Mark Bratt about the work they have done so far and the progress that has been made on this project. The task force members have looked at other repaving projects in the area, they have been investigating road construction and engineering companies, and they have been investigating our paving and scope-of-the-project options.
 - 2) Dave Church listed the members of the Roads Task Force: Mark Bratt, chairman; Becky Schaub, Board representative, John Reddin, and himself. He also gave some more details about the work the task force has been doing.
 - E. Water Leak Detection System Research. Louis has been working hard on trying to find computerized and/or Ai assisted technology to detect water leaks in our systems. At this point, we have discovered that the systems we have investigated are either too cost-prohibitive or will not be suitable for our needs.
 - F. Legal Cases Status.
 - 1) Person who lived in the resort year-round even though they did not have full-time status out of compliance with the resort's CC&Rs.
 - a) The Board was finally forced to take this person to court. Before the case went to trial, this person came into compliance with the resort's rules and regulations and then filed for bankruptcy.
 - b) Since this person filed for bankruptcy, we will not be able to recover the attorney's fees associated with this case. Steve noted how much expense this person has cost every lot.
 - 2) Person who was supposed to sell the property after the death of the owner of the property, but who has not done so yet. We should be able to recover some attorney's fees for this case.
5. Resort Managers Report:
- A. David thanked everyone for attending this meeting.
 - B. David talked about the coyotes that have been coming into our resort; they come looking for food, which is small animals and pet food. David reminded everyone that they are not allowed to leave food out because it attracts coyotes, feral cats and/or other animals. David also reminded everyone to abide by the pet rules, which will help keep pets protected from the coyotes. David contacted Cathedral City Animal Control for help with the coyote situation, but was told that we need to live in harmony with the coyotes since we are invading their territory. David encouraged people to talk to their neighbors about this situation and to encourage them to abide by the resort's rules in order to make our resort safer for people and pets.
 - C. David has been notified by Cathedral City that the Ramon Road bridge from Landau to Gene Autry is going to be under construction for two years to add additional lanes. People are encouraged to use Dinah Shore while Ramon Road is under construction.

- D. David spoke about the new Yardi-Breeze accounting and resort maintenance system. This system is specifically designed for resorts and hotels; it offers many useful and beneficial features and options, like reporting maintenance issues, receiving payments, etc.

6. New Business:

- A. New California law AB1572. This law prohibits potable water being used for non-functional turf located on commercial, industrial, municipal, institutional and common interest properties (Desert Shadows is a common interest property). The turf located inside of the resort's walls is all considered functional and we do not need to make any changes to it. The turf outside of the resort's walls (between the resort and the street) is where we need to make some changes; these changes include reducing the amount of turf, but also adding some other vegetation in order to meet the requirement of having 25% living vegetation. The Board is attempting to keep a functional grass area outside of the resort's walls that is to be used as a pet walk area.

7. Open Forum:

A. Kathlyn Curnow:

- 1) She wrote a letter reporting that on Tuesday the OG pool and pool deck were dirty and the pool deck had trash on it. Steve and David responded by saying that an OG pool pump failed which caused the dirty pool. A pool maintenance company comes every day except for Sundays and Tuesdays, and the event Kathlyn reported happened on a Tuesday. The resort's maintenance staff (not the resort's cleaning staff) are responsible for cleaning the pool decks. Steve and David will talk with the resort's maintenance staff about keeping the pool decks clean and trash-free.
- 2) Kathlyn recommended that both the SJ and OG pools be kept open year-round. She noted that many of the facilities are not open during the summer months and she believes, since the full-time residents are paying dues, they should have more access to more facilities. Steve replied that keeping both pool areas open would cost us quite a bit more money since we would also be required to open the shower and restroom facilities adjacent to the open pools, which would also result in more cleaning and supplies expenses. If we open more areas during the summer months, we will need to raise the owner's monthly dues to cover those costs. Steve noted that every year the Board carefully reviews which facilities should be kept open with finances and owners' comments in mind.

- B. Barbara Cornona, who rents out their properties, noted that they reduce their summer rental rates because it is understood there are fewer amenities, events and activities during the summer months for their tenants.

C. Dave Church:

- 1) Asked whether the water breaks shown on the KPIs are domestic or irrigation. The KPIs reflect domestic water breaks only.
- 2) Regarding the legal cases, he was wondering if both people are still living in the community. The answer is yes.
- 3) Asked if the OG indoor and outdoor pools run on the same system; the answer is no. It was noted that the OG indoor pool pump failed (see 7.A.) and was being replaced. Pool decks and the pools themselves receive maintenance during the summer months.

D. Mari Ghiselli:

- 1) Supported and verified what Kathlyn Curnow reported about the dirty pools and pool decks. She also noted that some of the pool deck furniture needs to be repaired, maintained or replaced.

- 2) She is interested in finding out how to become a member of a task force, especially the Resort Enhancement Task Force. Steve encouraged her to contact James Cole and Barry Spencer.
 - 3) She also noted that when drives around the resort, she sometimes sees irrigation drip lines that are disconnected and was wondering if there is a simple way to let the office know. David replied that she can contact the office in person, through the website and through Yardi-Breeze Condo Café.
 - E. Craig Epifanio thanked the Board for responding to his letter to the Board. He asked that the Board keep in mind that he is part of the younger generation that is now starting to come to the resort and is part of the demographic that the resort will want to attract.
 - F. David reminded everyone to sign up for the Yardi-Breeze Condo Café. All the owners were sent information on how to sign up.
 - G. Steve Wiltermuth reminded everyone to please complete the annual census as soon as possible. This census is required by law. David noted that the census can be filled out through the website or through the Yardi-Breeze Condo Café; however, we would prefer owners to use the Condo Café.
 - H. Mike Nunan noted that if we plan on having the census being accessed through the website, it first needs to be run through our website support company to make sure that the website is "proofed" for the census. David will run a test to determine which method (website or Condo Café) will work better for filling out the census. Mike noted that we may want to create a link on the website that will take people to the Condo Café.
 - I. Dennis Stoller expressed his appreciation for all of the work the Board members and the volunteers do for our resort and its residents.
9. Steve thanked everyone for attending the meeting. **It was moved, seconded, and passed to adjourn the meeting at 11:12 AM.**

Respectfully submitted,
Carol L Bratt, Secretary