
Desert Crossings Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, May 25, 2021 at 6:30 p.m.
Zoom Virtual Meeting

Present:

Board:		Staff:	
X	Phil Weber, President	X	Sue Logan, Managing Associate
X	Craig Nelson, Vice President		
X	Sandy Brink, Treasurer/Secretary		Independent Contractor
X	Liz Bianco, Member	X	Joan Groom, Meeting Minutes
X	Donna Groth, Member		
X	Greg Jarvis, Member		
X	Caryn O'Brien, Member		

Owners:	
Fred Winemiller	Doug Miller

I. Call to Order

A quorum was established with all members present and the meeting was called to order by President Phil Weber at 6:31 p.m.

II. Review of April 27, 2021 Meeting Minutes

A motion was made and seconded (Weber/Nelson) to approve April 27, 2021 meeting minutes minus the word "annual" in the heading. Motion passed.

III. Board of Director Reports

President's Report – Phil Weber

- The Newsletter came out. Please give your input to Sandra.
- We previously voted to go back to full violation enforcement in June. If people bring up COVID, we'll decide on a case by case basis. Board reviewed Sue's letter to be sent to community regarding this.

IV. Treasurer's Report – Sandy Brink

- April 2021 Financials
 - Operating Account \$ 23,180.60
 - Reserve Account \$ 5,527.56
 - CD Alliance (4/6/22) \$ 30,000.00
 - Total Reserve Assets \$ 35,527.56
 - Total Assets \$ 58,708.16

 - Prepaid Income \$ 5,734.84
 - Retained Earnings \$40,909.01

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➤ Net Income	\$12,064.31
➤ Total Income	\$ 10,548.53
➤ Administrative Expenses	\$ 1,743.76
➤ Maintenance Expenses	\$ 695.00
➤ Utilities Expenses	\$ 34.70
➤ Total Expenses	\$ 2,473.46
➤ Operating Net Incomes	\$ 8,075.07
➤ Reserve Net Income	\$ 8,175.00
➤ \$3,000 to Reserve will be seen on May report.	

Sandra did an HOA financial survey and feels we fall into a good range.

A motion was made and seconded (Brink/Nelson) to accept the April 2021 financial report as presented. Motion passed unanimously with members present.

V. Management Update – Sue Logan

In Escrow

Escrow Date: 4/22/2021-5/23/2021

Unit Address	Lot #	Process Date	Escrow Date
10150 E Desert Gorge Drive	117	5/7/2021	5/3/2021
10180 E Desert Paradise Pl	92	5/11/2021	5/7/2021
8660 S Desert Dove Dr	137	5/17/2021	5/13/2021

Financials ending 4/30/2021

Operating Account	\$ 23,180.60
Reserve Account	\$ 5,527.56
Total Assets	\$ 58,706.16

Income:

Total income over budget as follows:

Interest	\$ 8.86
Title Transfer Fees	\$ 175.00
Late Fees	\$ 208.88
Fines	\$ 90.59

Total income is under budget as follows:

Dues	\$ 927.60
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Expenses

Administrative: Under budget by \$157.91 for April. YTD under budget by \$1,185.13 with the biggest savings in meeting, newsletter and postage expenses. *Board decided Newsletter would go out by email with hard copy to those without email (some Board members also requested a hard copy) and be put on the website. Changes were made to the Newsletter.*

Maintenance: Under budget by \$34.75 for the month and over by \$463.60 YTD due to pre-emergent.

Total Expenses: Under budget by \$194.59 for April and over by \$726.52 YTD.

Reserve Contributions

Reserve Contributions are not required at this time.

Violations:

– new

17 – seconds

0 14 day landscape

0 14 day Attorney

Action Items:

- Perimeter wall painting RFP out and pending
- Signs for no parking here to corner requested
- \$3,000 transfer will be reflected in May financials
- Letter to homeowners re: violations to 100%

- Sue will send email regarding weeds. There was a discussion on when managers should do inspections – first Friday of month consistently as in the past or sometime the first week of the month – and if community needs to know exactly when inspectors will come.

- PPI Policy on Community Managers – Board Meetings
With the current state of affairs with the COVID 19 pandemic and the uncertainty it brings, until further notice, Community Managers will continue to facilitate Board Meetings for their communities through Zoom, conference call or other acceptable remote means of group collaboration.
With the uncertainty of the availability of government buildings, i.e. city halls, recreational center meeting rooms, libraries, schools and fire stations, we encourage participation for all members of every community through the use of Zoom. Zoom or other remote collaboration allows members to participate without regard to their geographical location.
Annual Meetings can be a venue that could be conducted in person (with the consent of each Board) and the availability of the venue.

VI. Architectural Requests

Lot 252 Bianco – exterior painting house same colors

A motion was made and seconded (Weber/Nelson) to approve Lot 252 request to paint exterior. Motion passed unanimously with members present.

Lot 235 Norzagaray – exterior painting, pure white accent, body of house morning fog.

A motion was made and seconded (Nelson/Jarvis) to approve Lot 235 request to paint exterior. Motion passed unanimously with members present.

Lot 215 Weber – sail shade – temporary to shade junior trees.

A motion was made and seconded (Jarvis/Bianco) to approve Lot 215 request for temporary sail shade. Motion passed unanimously with members present.

Lot 237 Macias – exterior paint (touch up) 2 front windows above garage

A motion was made and seconded (Jarvis/Groth) to approve Lot 237 request to touch up exterior paint. Motion passed unanimously with members present.

Lot 191 – Move shed to property to store motorcycle after renters vacate premises and he moves into house. Shed is not the same color as house or roof and owner says changing will nullify warrantee.

A motion was made and seconded (Jarvis/Nelson) to deny Lot 191 request to move shed to property. Motion passed unanimously with members present.

Lot 133 – entire house will be the same color.

A motion was made and seconded (Jarvis/Weber) to approve Lot 133 request to paint entire house chocolate milk color. Motion passed unanimously with members present.

VII. Old Business

- Houghton Expansion
 - Greg mentioned folks in other communities along Houghton have been attaching sun sails to wall to provide some privacy from expanded road. Phil said owners would be responsible for damage to wall if shades were anchored to the wall. Board will consider issue.
- Design Guidelines Update
 - Liz will email Fred Winemiller regarding helping with the guidelines. Board will review changes and discuss in a couple of weeks via zoom. Liz explained there were not more Board members on the committee to avoid having to call official meetings, thus expediting the process.

VIII. New Business

- Tree removal behind Desert Rainbow
 - Sue reported tree in common area fell on wall. Tree was dead and was taken out for \$500. If whole tree had fallen on wall, it would have caused great damage to the wall. Greg gave approval to remove tree as Phil was away.
- Privacy shades/sail shades
 - See Houghton extension under Old Business above.
- As brought forth
 - None.

IX. Call to the Audience

Doug Meyer said he used the City Council link when calling about tree and was told there would be no wall along the expanded section of Houghton, but if people complain, they will plant vegetation. He also mentioned there have not been minutes on the website since November (Phil explained why) and asked about options for expanding his wall.

X. Adjournment

There being no further items of business, the meeting was adjourned at 7:49 PM.