
Desert Crossing Homeowners' Association
Board Meeting Minutes
Wednesday, October 25 2023 at 6:30 PM
Zoom Virtual Meeting

Present:

Board:		Staff:	
X	Phil Weber , President	X	Sue Logan , Managing Associate
X	Donna Groth , Vice President		
X	Laura Hodgson , Treasurer/Secretary		Independent Contractor
X	Sandy Welhoelter , Member	X	Joan Groom , Meeting Minutes
X	Denise Morrow , Member		

Owners:	
Mark Jones	

I. Call to Order

A quorum was established and the meeting was called to order by President Phil Weber at 6:30 p.m.

II. Review of September 27, 2023 Meeting Minutes

A motion was made and seconded (Groth/Weber) to approve the September 27, 2023 meeting minutes as amended. Motion passed.

III. Board of Director Reports

President's Report – Phil Weber

- Phil reported he was disappointed by the turnout for the picnic, but everyone there had a good time, so it was worth doing. It was super windy in the morning, so maybe that affected the turnout. Everyone who showed up helped out. There are lessons to learn regarding a better turnout. Phil thanked the Board for their efforts.
- We appreciate Sandy Welhoelter stepping forward to join the Board. Her husband was a great help at the picnic.

A motion was made and seconded (Weber/Hodgson) to accept Sandy Welhoelter to the Board of Directors as a Director. Motion passed

Treasurer's Report – Laura Hodgson

September 2023 Financials

Financials ending 9/30/2023

Operating Account	\$ 15,124.02
Reserve Account	\$ 7,382.78
CD – Alliance Bank (4/6/24)	\$ 30,806.54
CD – Alliance Bank (7/28/24)	\$ 20,454.12
Total Assets	\$ 73,767.46

Income for September \$ 1,115.60

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Income over budget as follows:

Dues Income	\$	953.26
Interest	\$	.30
Transfer Fees	\$	100.00
NSF Fee Income	\$	0
Fines	\$	40.00

Total Income under budget:

Legal Recovery	\$	41.67
Late fee dues & interest	\$	32.13

Income YTD is over budget by \$848.59

Total Expenses	\$3,570.29
Administrative	\$2,470.56
Maintenance	\$ 1,065.00
Utilities	\$ 34.73

Expenses

Administration – under budget by \$1,005.27 for month. Under budget by \$548.57 YTD.

Maintenance – under budget for month by \$185.00 and over budget \$1,635.00 YTD.

Utilities – under budget by \$2.35 for month and under budget by \$20.71 YTD.

Total Expenses – under budget by \$1,192.62 for month and over by \$1,065.72 YTD.

Capital Expenses – None; you received \$194.16 in interest.

Reserve Contributions – none at this time.

IV. Management Update – Sue Logan

In Escrow

Escrow Date: 9/20/2023-10/23/2023

Unit Address	Lot #	Process Date	Escrow Date
Antony Leck	61	10/17/2023	10/12/2023

Violations:

Most of the violations are for weeds and tree debris.

38 – Courtesy Notice

15 – Hearing

7 – Attorney

4 – 90-day paint (fascia)

1 – 180-day paint (house)

Noted Items:

It was a beautiful day for a picnic. It's a shame more people didn't come out, but the people who were there seemed to have a good time. I have had the pictures posted on the website under the events section.

Sandy Welhoelter has accepted a position on the Board to replace Craig, who officially left in July.

We are still working toward the new management program and will let everyone know when it goes live. It will have an app for your phone.

V. Architectural Requests

Lot 168 – Weber – Fascia painting – Approved

Lot 101 – Tissnes – Exterior painting same color – Approved

Lot 118 – Tissnes – Exterior painting same color – Approved

Lot 137 – Wood – Exterior painting – Approved

Lot 68 – Exterior mocha color paint: There was a discussion on the owner's request house be painted a solid mocha color.

A motion was made and seconded (Weber/Hodgson) to approve Lot 68 request to paint house a single color: Sherwin Williams Mocha 6067. Motion passed.

Lot 107 – Gazebo – Approved.

Yard decoration submittals: None

VI. Old Business

- Picnic Summary
 - See President's Report above.

VII. New Business

- Dog Barking Issue
 - Sue reported the owner has been notified as there was an issue with dog poop not being picked up as well. A complaint has been made by a homeowner asking the Board to step in regarding a barking dog.
 - There was a discussion on the issue. Animal Control has already been contacted and been out. Sue was told a follow-up by them seems unlikely given their workload. Phil would encourage the complaining owner to attend the next meeting to personally express her concerns. If the HOA has a formal request to remove the dog as a nuisance, the Board can declare the dog a nuisance, send a letter, and then a fine if the issue is not corrected. There is no action to take now because there is no formal complaint the dog is a nuisance.
- Flashing paint discussion
 - Sue reported noticing some houses have the flashing painted and some don't. Phil responded flashing is part of the trim and all trim needs to be painted the color of the trim or of the roof if it is considered part of the roof.

A motion was made and seconded (Weber/Groth) that Board interprets the flashing as part of the fascia and needs to be painted the same color.

Motion passed.

- Website

Phil would like the website to be updated and old news removed. Every new email to the community should be on the website. Sue will talk to the webmaster tomorrow.

Phil asked for ideas on how to better utilize the website. He suggested a picnic photo replace the picture of the cactus.

VIII. Call to the Audience

None

IX. Adjournment

There being no further items of business, the meeting was adjourned at 7:22 P.M.