
Desert Crossing Homeowners' Association
Board Meeting Minutes
Tuesday, November 30, 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	Donna Groth , Member	X	Joan Groom , Meeting Minutes
X	Denise Morrow , Member		

Owners:	
Christopher Coy	Patricia Turner
Mark Jones & Satoko Jones	Janisa Rodgers
Laura Hodgson	

I. Call to Order

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

II. Review of October 26, 2021 Meeting Minutes

A motion was made and seconded (Nelson/Brink) to approve October 26, 2021 meeting minutes as presented. Motion passed unanimously.

III. Board of Director Reports

President's Report – Phil Weber

- Thank you Board members for your service. I think we've had an excellent year financially and the Halloween contest was a success. It's an honor to be a part of this Board.

IV. Treasurer's Report – Sandy Brink

- October 2021 Financials
Financials ending 10/31/2021

Operating Account	\$ 29,507.20
Reserve Account	\$ 8,295.21
CD – Alliance Bank (4/6/21)	\$ 30,075.28
Total Assets	\$ 67,877.69

We're collecting debts that have been on the books for a long time.

Total income - \$10,495.36
No unusual expenses. Total - \$1,884.84
Administration – \$1,860.62

Desert Crossings Homeowners' Association Board Meeting Minutes

Tuesday, November 30, 2021

Page 2 of 4

Maintenance Total – (\$11.59), Repair signage - \$836.59
Utilities - \$35.81
Net Operating \$8,610.52

\$737 Capital improvements for monument sign.

A motion was made and seconded (Groth/Nelson) to accept the October 2021 financial report as presented. Motion passed unanimously.

V. Management Update – Sue Logan

In Escrow

Escrow Date: 10/21/2021-11/26/2021

Unit Address	Lot #	Process Date	Escrow Date
10101 E Desert Valley Place	35	11/9/2021	11/2/2021

▪ October 2021 Financials

Financials ending 10/31/2021

Operating Account	\$ 29,507.20
Reserve Account	\$ 8,295.21
CD – Alliance Bank (10/6/20)	\$ 30,075.28
Total Assets	\$ 67,877.69

Total income is over budget as follows:

Dues	\$
Fines	\$ 632.13
Legal Recovery	\$ 158.00
Late fee dues & Interest	\$ 10.20

Total income is under budget as follows:

Title transfer fees	\$ 125.00
Dues	\$1,038.66

Expenses:

Administrative expenses are under budget by \$41.05 for October. YTD under budget by \$2,194.12 with the biggest savings in meeting and postage expenses.

Maintenance:

Maintenance expenses are under budget by \$741.34 for the month and over by \$422.50 YTD due to tree removal and replacing the sign at the entrance not being billed correctly.

Total Expenses:

Expenses are under budget by \$783.21 for October and under by \$1,786.26 YTD.

Board Approved Capital Expense: Sign repair - \$736.59

Reserve Contribution:

Regular contributions not required at this time. Funds transferred as available from operating account.

Violations:

29 - new

16 - seconds

0 - 14-day Landscape

13 - 14-day Attorney

3 - 90 day paint letters

Action Items:

Complete Landscaping will be starting on December 1st. I gave Cherry Landscaping their written notice and they resigned almost immediately. I will be keeping a check on how Complete is performing over the first few months and would appreciate it if the Board sees anything that is not being done correctly, needs improvement or is being missed to please let me know so that I can address it right away.

I did not send out 14-day landscape letters this month due to the change in landscapers.

We will not be doing formal inspections in December, but I will be going through the community to see if I can close some of the Courtesy letters that were sent during the last inspection.

I have reached out to Kachina Signs about the monument sign. (I was told that it has been installed at the wrong entrance) I have not received a return call, but I have not received a bill for the finished product either. I will continue to call every day until I reach someone. If possible I will stop at their office prior to the meeting on Tuesday.

I called Zachary Hammond to see if he might be interested in being on the Board, but so far, I have not heard back. It is important that we find someone, even if they do not have a financial background or much knowledge. We can teach them.

We will not be having a meeting in December but if there is anything that can't wait until the end of January, we can potentially handle it via email or call a special meeting if necessary. Please remember, our office will be closed from December 20 - January 3, 2022.

I am starting a list of things to be completed in 2022 for each community, please let me know if there is anything you are thinking should be done.

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 207 – Exterior Paint – Approved

VII. Old Business

- New Landscapers starting on December 1st.
 - See Management report above.
- New Treasurer
 - We are looking for someone to replace Sandy. If you are interested, please stay on after the meeting.

VIII. New Business

- Craig mentioned dead cactus and said Sandy will be missed.

IX. Call to the Audience

- Mark Jones inquired if landscapers pick up the dog poop and Sandy responded they are supposed to. He also mentioned rocks on the sidewalk. Sue will send email reminding owners to pick up after their dogs although it is not certain it is DC homeowners or walkers from another community. Mark also said vinyl sign has some black marks on it.
- Chris Coy inquired about amendment to ByLaws to allow owners to store RVs in their backyard behind closed gates. Craig will put on agenda for next meeting.

X. Adjournment

There being no further items of business, the meeting was adjourned at 7:02 PM.