
Desert Crossings Homeowners' Association
Board of Directors' Meeting Minutes
Tuesday, January 28, 2020 at 6:30 p.m.
Cottonwood Elementary School Library

Present:

Board:

<u>X</u>	Greg Jarvis , President
<u>X</u>	Phil Weber , Vice President
<u>na</u>	Liz Bianco , Treasurer
<u>X</u>	Tim Leahy , Secretary
<u>X</u>	Donna Groth , Member
	Caryn O'Brien , Member
<u>X</u>	Craig Nelson , Member

Staff:

<u>X</u>	Amber Page , Pinehurst Properties
<u>X</u>	Susan Bacis , Pinehurst Properties
<u>X</u>	Donna Rainville , Meeting Minutes

Residents:

<u>X</u>	Sandy Brink , Lot 217
<u>X</u>	Ruth Cocoran , Lot 107
<u>X</u>	Fred Winemiller , Lot 156

The meeting was called to order at 6:37 p.m.

I. Minutes Approval

- **A motion was made and seconded (Weber/Nelson) to approve the November 26, 2019 Board Meeting Minutes as presented. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

II President's Report

- Greg Jarvis reported there are lots of weeds with the winter rains.
- Greg announced that his term ends and he will be coming off the Board after the Annual Meeting in February.

III. Treasurer's Report

- The November Financial Report was distributed for review in Liz Bianco's absence as follows:
 - Operating Account =\$5,711
 - Reserve Account = \$6,730
 - CD = \$22,0180
 - Total Assets = \$34,622
- Concern was noted for transferring annual net gain into the reserve account; however there is no gain in 2019.
- One CD matures in 2020.
- Question regarding whether financials are on a cash or accrual basis. Amber Page confirmed the reports are on a cash basis and encouraged owners to contact the account manager for specific accounting questions.
- **A motion was made and seconded (Nelson/Weber) to approve the Financial Report as presented. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

IV. Management Report

- Amber reported there were 35 first violations; 20 second letter violations, and 26 fourteen-day letters sent by the management company. Four properties are at the attorney and another four properties are being monitored.

- Amber noted three new homeowners in the community this past month, Lot 20 and 168 on Desert Valley Way and Lot 122 on Desert Gorge.

V. Committee Reports

Architectural Review Committee

- Greg Jarvis initiated discussion of the following ARC submissions this month:
 - **Lot 20 submitted for landscape improvements.** Discussion ensued regarding the plant selections indicated in the submission. Amber noted there is not an approved plant list for the community. There was no diagram or plan as to the location of plantings provided. The Board asked for additional information to include a landscaping diagram and picture of each of the proposed plants.
 - **Lot 139 solar installation.** Installation began before approval was granted.
 - **A motion was and seconded (Weber/Nelson) to approve the Lot 139 solar installation as submitted. After Board discussion of the motion, then the floor was opened. Motion passes with one abstention.**
 - **Lot 207 painting submission.**
 - **A motion was made and seconded (Weber/Nelson) not to approve the paint color since it does not conform to the community colors. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

Design Guidelines Committee

- Greg encouraged the Board review the Design Guideline changes for approval at the Annual meeting. He suggested a "Summary of Changes" to the Guidelines be prepared for the members' information.
- Additions or Changes suggested for the Guidelines include:
 - Need to address Storage Pods
 - Change wording of preapproved color
 - Remove approved language, Add "for consideration by the Board"
 - Add approved plant list to the design guidelines, groundcover prohibited
- Amber was encouraged to send her comments/concerns to Liz and the Board regarding the Guidelines.
- Discussion ensued on whether the neighbors' signatures were useful to the ACC approval or not. The Board decided to remove neighbors' signature requirement from the ARC form
- **A motion was made and seconded (Jarvis/Groth) to remove the neighbors' signatures from the ARC form. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

VI. New Business

Roll-Offs/Storage Pods

- These are not currently addressed in the Guidelines. Amber agreed to contact the current homeowner with a pod to determine the timeline for the pod storage.

Account Statements

- Amber apologized that the Board was not consulted about the \$2 statement charge for paper statements. The Board felt that the cost due to the statutory change regarding statements should not be borne by the homeowners, especially when dues have been increased already.

- Amber noted there was no charge for the first quarter statements, but she needs to know how to go forward for second quarter.
- **A motion was made and seconded (Weber/Craig) not to add a \$2 surcharge for paper statements and that the additional cost of paper statements should be absorbed by the Association budget. Motion passed unanimously.**
- The Board suggested that there be an insert or verbiage included with the statements that one way to help adjust costs for the Association is to opt for email statements.

Operations Division East Liaison

- There are quarterly meetings of Rita Ranch Board where Tom represented Desert Crossing in the past. Since Tom will no longer be serving in this capacity he suggested the Board select a new liaison. This was tabled until Tom is available to discuss the responsibilities in more detail.

VII. Audience Feedback

- A member inquired how to pay dues online and was directed to the Association website to follow the link.
- Ballots are already out for annual meeting next month.
- Tim Leahy agreed to store the Association meeting signs that Greg currently has. Tom has the Association Christmas decorations.

VIII. Future Meetings

- The Board meets every month on the last Tuesday of the month at the *Cottonwood Elementary School* Library located at 9950 Rees Loop. The Executive Session begins at 6:00 p.m. and the Board meets at 6:30 p.m.
 - **February 25, 2020 at 6:30 p.m.**
 - March 31, 2020 at 6:30 p.m.

IX. Adjournment

- **There being no further items of business, a motion was made and seconded (Jarvis/Weber) to adjourn the meeting at 8:11 p.m. Motion passes.**