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

Present:

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

Owners:	
Hefsy Gonzalez, Lot 51	Sandy Welhoelter, Lot 195

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 July 26, 2023 Meeting Minutes

A motion was made and seconded (Hodgson/Groth) to approve July 26, 2023 meeting minutes as present. Motion passed.

III. Board of Director Reports

President's Report – Phil Weber

- Phil reported neighborhood is improving, no weeds in front yards. Most tree debris is being removed. People are getting in compliance with front yard decorations. Property values are going up. He is excited about the picnic.

Treasurer's Report – Laura Hodgson

July 2023 Financials

Financials ending 7/31/2023

Operating Account	\$ 16,978.92
Reserve Account	\$ 12,380.33
CD – Alliance Bank (4/6/24)	\$ 30,594.66
CD – Alliance Bank (7/28/24)	\$ 15,337.94 – \$5,000 added with renewal
Total Assets	\$ 75,291.85

Income for July	\$ 9,583.27
Income over budget as follows:	
Dues Income	\$ 2,885.66
Interest	\$.33
Transfer Fees	\$ 100.00
Late Fee Dues & Interest	\$ 91.78

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NSF Fee Income	\$ 0
Fines	\$ 1,442.48

Total Income under budget:
Legal Recovery \$ 41.67

Income YTD is under budget by \$ 540.23

Total Expenses	\$2,490.64
Administrative	\$1,741.10
Maintenance	\$ 715.00
Utilities	\$ 34.54

Expenses

Administration – under budget by \$1,292.74 for month. Under budget by \$540.23 YTD.

Maintenance – under budget for month by \$535.00 and over budget \$2,005.00 YTD.

Utilities – under budget by \$2.54 for month and under budget by \$15.94 YTD.

Total Expenses – under budget by \$684.77 for month and over by \$1,971.90 YTD.

Capital Expenses – None; you received \$131.64 in interest.

Reserve Contributions – none at this time.

Phil suggested possibly putting more money in a CD down the road.

IV. Management Update – Sue Logan

In Escrow

Escrow Date: 7/19/2023-8/25/2023

Unit Address	Lot #	Process Date	Escrow Date
ALTO Asset Company 5, LLC	48	8/25/2023	8/2/2023
Janice & Ari Diaz	102	8/4/2023	7/31/2023

Violations:

107 – new as of today

10 – hearing notices

0 – landscape letters

0 – attorney letters

Noted Items:

I spoke to Josh from Brinca Brinca Party Rentals and you are all set for a bouncy house and a slide for the picnic.

The new management software will not take place until October or November of this year. There are many more steps than anticipated to set up before we go online and we want everything to be working properly from day one.

You had a CD that matured on the 28th of August that is being rolled into another CD at 5.15% for 11 months. We have also added an additional \$5K to that amount. That will give you a total of approximately \$20,400 in that CD.

Quite a few people have been contacting us about upgrading their homes in the fall: paint, landscaping. It's nice that so many are making positive changes.

Are you going to have the holiday contest for Christmas or Halloween this year? The consensus was a Christmas decoration contest.

Sue will work on a draft budget for 2024 and send to Board for discussion at next meeting.

V. Architectural Requests

Lot 143 – Levy – Shed – Approved

Lot 241 – Espinosa – Addition – Approved

Lot 140 – Sakwa – Exterior Paint -- Approved

Yard decoration submittals: None

VI. Old Business

- Picnic Plans
 - Donna reported cost is \$300 for snow cone truck 11 AM -1 PM. There will be one scoop per cone, but people can get as many cones as they want.
 - Sue reported bouncy house and slide will be there for 11-2 PM. She reminded Board to save their receipts.
 - Laura will pick up cupcake boxes and will purchase food from Costco. She will also provide utensils and games.
 - Phil will provide grill and coolers.

VII. New Business

- Wall along Houghton damaged by storms
 - Sue reported Association will be responsible for half the cost of damage to Fred Winemiller's wall not covered by insurance as it was a common area tree that did the damage, apparently caused by a micro burst.

VIII. Call to the Audience

Hefsy inquired about an email she sent to Giovana. Sue requested email be forwarded to her.

Sandy will help out with the picnic.

IX. Adjournment

There being no further items of business, the meeting was adjourned at 6:57 P.M.