
Desert Crossings Homeowners' Association
Board Meeting Minutes
Tuesday, September 28, 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:	
Christy South	Judy (Gary Heckshel?)
Mark Jones	Fred Winemiller
Rob	

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 August 31, 2021 Meeting Minutes

A motion was made and seconded (Groth/Brink) to approve August 31, 2021 meeting minutes as present. Motion passed unanimously.

III. Board of Director Reports

President's Report – Phil Weber

- We did give a break for weeds, but it's still raining. However, we need to start full enforcement of weed control.
- Signs – There was a political sign put on HOA property. We're not endorsing any political proposition signs. We removed it and Sue will try to return to owners.
- There are also signs regarding slowing down for kids. We will discuss under New Business.

IV. Treasurer's Report – Sandy Brink

- August 2021 Financials
Financials ending 7/31/2021

Operating Account	\$ 25,995.16
Reserve Account	\$ 8,930.32
CD – Alliance Bank (10/6/20)	\$ 30,050.17
Total Assets	\$ 64,975.65

Desert Crossings Homeowners' Association Board Meeting Minutes

Tuesday, September 28, 2021

Page 2 of 4

Current Liabilities	\$ 4,759.69
Retained Earnings	\$ 40,909.01
Net Income	\$ 19,306.95

Dues income - \$ 4138 – a little over budget
No unusual expenses. Total - \$3,154.66
Administration – \$1,799.74
Maintenance Total - \$1,320, Pre-emergent - \$1,250
Utilities - \$34.92
Net Operating \$983.39

We are doing very well on YTD budget.
Pre-emergent is applied twice a year.

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

V. Management Update – Sue Logan

In Escrow

Escrow Date: 8/27/2021-9/24/2021

	Unit Address	Lot #	Process Date	Escrow Date
Zillow Homes Property Trust	10101 E Desert Valley Place	35	9/2/2021	8/27/2021

Expenses:

Administrative expenses are under budget by \$521.93 for August. YTD under budget by \$2,534.77 with the biggest savings in meeting, newsletter, and postage expenses.

Maintenance:

Maintenance expenses are under budget by \$34.75 for the month and over by \$362.00 YTD due to tree removal.

Total Expenses:

Expenses are under budget by \$558.39 for August and under by \$2,185.08 YTD.

Reserve Contribution:

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

VI. Architectural Requests

Lot 51 – Exterior Paint – Approved
Lot 94 – Exterior Paint – Approved
Lot 95 – Shed, windows – Approved
Lot 138 – Mini Dumpster – Approved
Lot 152 – Raise Wall – Approved
Lot 211 – Solar – Approved
Lot 40 – Roofing & Paint – Approved

There is a new dumpster across from Donna's house. Sue will check on Friday.

VII. Old Business

- Design Guidelines Update – *Donna Groth*
 - Donna mentioned two additions she made based on Tucson Development Code. Sandy mentioned there might be a problem enforcing them. Donna replied there is a number to report violations to City and Sue said HOA can act on a neighbor's complaint.
 - Craig checked on shed distance away from the wall and there is no rule; he recommends a two foot distance.

A motion was made and seconded (Weber/Nelson) to approve Updated Design Guidelines as written with addition of 2 feet distance between wall and shed. Motion passed.

- Rob asked if shed height could be raised to 9 feet and was told above motion raised it to 9'6".
- Desert Crossing Sign Update
 - Sue reported everything should be done and installed within 2 weeks.
- Houghton Road project update – Nicki Lee contact info – send emails

VIII. New Business

- Proposed Budget
 - Tabled until October meeting
- **Signs appearing throughout the community**
 - If we allow one sign to stay, we are setting a precedent for it.
 - Donna said CC&Rs are very specific regarding signs.
 - Denise doesn't mind temporary signs up when kids are playing. Board agreed.
 - Sue will send an email that unauthorized signs will be written up as a violation.

Violations:

16- new

14 - seconds

7 - 14-day Landscape

11- 14-day Attorney

Action Items:

Houghton Road, for adding plants to help buffer the noise and for privacy in your back yard please send emails to: ward4@tucsonaz.gov and address them to Nikki Lee. The more people that contact their office with reasonable requests the greater the chance is that the landscaping will be completed.

I have requested Landscaping bids from multiple landscapers and so far, have only received one. I have been told that landscape companies are turning away business every day. I have requested bids from AAA and Complete. The

bid from Brightview is twice the amount that you are paying now. I have concerns that this is the trend.

Phil asked if our complaints have been transmitted to Cherry Landscaping and Sue said yes.

Sue asked BK Cacti to plant new ocotillo, but there hasn't been a response and vendor is elderly. There was some discussion about planting something else.

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.

IX. Call to the Audience

Gary mentioned spray painted house numbers on the curbs. Phil responded curb belongs to the city.

X. Adjournment

There being no further items of business, the meeting was adjourned at 7:14 PM.