
Desert Crossing Homeowners' Association
Board Meeting Minutes
Wednesday, April 26, 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
A	Craig Nelson , Member	X	Joan Groom , Meeting Minutes
X	Denise Morrow , Member		

Owners:	
Fred Winemiller, Lot 156	

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 March 29, 2023 Meeting Minutes

A motion was made and seconded (Groth/Hodgson) to approve March 29, 2023 meeting minutes as present. Motion passed.

III. Board of Director Reports

President's Report – Phil Weber

- Phil reported there are a lot of weed violations, which is not unexpected this time of year. Hopefully, people will take care of it and the residential area will look better.

Treasurer's Report – Laura Hodgson

March 2023 Financials

Financials ending 3/31/2023

Operating Account	\$ 17,678.30
Reserve Account	\$ 12,374.12
CD – Alliance Bank (4/6/24)	\$ 30,274.73
CD – Alliance Bank (8/28/23)	\$ 15,224.15
Total Assets	\$ 75,551.30

Income for March \$1,165.87

Income over budget as follows:

Interest	\$.36
Fines	\$ 55.71
Dues Income	\$ 592.40
Late Fee Dues & Interest	\$ 292.06

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NSF Fee Income \$ 20.00

Total Income under budget:

Legal Recovery \$ 41.67

Income YTD is over budget by \$752.34

Total Expenses \$3,974.06

 Administrative \$2,524.02

 Maintenance \$1,415.00

 Utilities \$ 35.04

Expenses YTD under budget by \$180.99, but over by \$311.15.

Operating Net Income (\$2,805.19)

IV. Management Update – Sue Logan

In Escrow

Escrow Date: 3/21/2023-4/24/2023

Unit Address	Lot #	Process Date	Escrow Date
None			

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Total Income under budget:

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Expenses

Administration – over budget by \$148.19 for month. Meeting and website expenses paid 2 invoices in one month. Under budget by \$29.02 YTD.

Maintenance – under budget for month by \$165 and under budget \$205 YTD.
Utilities – under budget by \$2.04 for month and under budget by \$5.01 YTD.
Total Expenses – over budget by \$311.15 for March and under by \$180.99 YTD.

Capital Expenses – None; You received \$38.02 in interest.
Reserve Contributions – none at this time.

Violations:

41 – new

Notes:

The weeds have exploded in every community and we are hoping everyone can get control of them before monsoon hits. I have been in the community multiple times in the past two weeks and the number of people cleaning up their yards has been good to see.

I am contacting the City to see if I can get them to come evaluate the roads for paving or at least repair. There are several potholes and larger cracks on Desert Valley Way.

Speeders: Last time through I was stopped speaking to a homeowner and several cars drove past well over 25. Do you want to consider speed bumps, even if it is those that can be move?

V. Architectural Requests

Lot 68 – Trim Paint– Approved
Lot 176 – Exterior Paint – Approved
Lot 195 – Security Door – Approved
Yard decoration submittals – pending as submitted

VI. Old Business

None

VII. New Business

- Basketball Hoops Complaints
 - Some are not being properly stored as per design guidelines. Violators have been notified.
- Legalities of AirB&B in DC
 - After conferring with our attorney regarding our motion last month to enforce a 30 day AirB&B lease, we learned that an AZ Supreme Court decision says if an item isn't on the original CC&Rs but is an amendment, it is unenforceable. Residents living in DC under the original CC&Rs are bound by those CC&Rs. The amendment to our CC&Rs wasn't until 2018, so only those living here since 2018 are subject to the 2018 amended CC&Rs, not residents living here prior to 2018. That equals disproportionate enforcement of our regulations and we would be legally liable. And because the attorney told us this, if we try to impose the 2018 CC&Rs on everyone, we, the Board, could be personally liable.

- However, the original CC&Rs have noise and nuisance rules and we can enforce those.
- The AirB&B is now leasing for a year so it is a non-issue.
- Dead branches behind the wall
 - Donna inquired about removing dead branches hanging over walls. Sue reported landscapers are to take care of branches up to 5 feet behind the wall. She will call landscapers, but they will only trim up to 12 feet, so tree trimming company would have to trim branches higher.
 - Ocotillo by school bus stop to be pulled as it keeps getting damaged by kids waiting for bus and dying.

A motion was made and seconded (Weber/Hodgson) to have tree trimmers make special trip to take down dead or dying tree limbs near Lot 156 and section along Houghton that could cause damage or injury. Motion passed.

VIII. Call to the Audience

Fred mentioned: 1. Neighbors should call police regarding AirB&B disturbances, not the HOA. 2. Speed bumps: In 2003 the Board checked about putting in speed bumps and it was approved by the City for Desert Rainbow and Desert Valley Way. The new Board didn't want to spend the money, but current Board should check status. 3. Fred is lot 156. There are a lot of dead branches in the trees, so don't limit trimming to those hanging over the fence. 4. Basketball hoops: Design guidelines were changed a while ago, but they weren't published until recently.

Phil asked Sue to send reminder regarding basketball hoops.

IX. Adjournment

There being no further items of business, the meeting was adjourned at 7:16 PM.