
Desert Crossings Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, March 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	Liz Bianco, Member	X	Joan Groom, Meeting Minutes
X	Donna Groth, Member		
X	Greg Jarvis, Member		
A	Caryn O'Brien, Member		

Owners:	
Greg Jarvis	Laura Hodgson

I. Call to Order

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

II. Organizational Meeting to Establish Board Positions not held after Annual Meeting

A motion was made and seconded (Weber/Bianco) to appoint Greg Jarvis to the Board of Directors. Motion passed unanimously with members present.

A motion was made and seconded (Weber/Nelson) to maintain the same Board positions with Philip Webber as President, Craig Nelson as Vice President, Sandy Brink as Treasurer/Secretary. Motion passed unanimously with members present.

III. Review of February 1, 2021 Meeting Minutes

A motion was made and seconded (Weber/Nelson) to approve the February 1, 2021 Meeting Minutes as amended. Motion passed unanimously with members present.

\$9,000 into reserve account, not \$9081.

Liz doesn't think homeowners' names should be included in new homeowners report. They will be eliminated.

IV. Board of Director Reports

President's Report – Phil Weber

- Website – we need to find someone to do the website as it seems Donna Rainville will be unable to continue. Sue said PPI has someone in mind. She will find out and

let Board know. Board would like three options. Liz's company might know of someone.

- Phil inquired where everyone stands on meeting in person again. Most were in favor if members have been vaccinated. PPI has not authorized in person meetings yet. Opinion was to offer Zoom for those who don't want to meet in person.

V. Treasurer's Report – Sandy Brink

- January 2021 Financials
 - Operating Account \$ 27,313.93
 - Reserve Account \$ 3,743.04
 - CD Alliance (4/6/21) \$ 22,460.97
 - Total Reserve Assets \$ 26,204.01
 - Total Assets \$ 53,517.94

 - Total Income \$ 9,778.81
 - Administrative Expenses \$ 1,689.33
 - Maintenance Expenses \$ 1,390.00
 - Utilities Expenses \$ 36.35
 - Total Expenses \$ 3,115.68
 - Operating Net Incomes \$ 6,663.13

Sandy would like to up new CD amount to \$30,000 using portion of \$9,000 transferred into the Reserve Account.

February 2021 Financials

- Operating Account \$ 28,136.52
- Reserve Account \$ 3,843.33
- CD Alliance (4/6/21) \$ 22,468.60
- Total Reserve Assets \$ 26,311.93
- Total Assets \$ 54,448.45

- Total Income \$ 2,141.09
- Administrative Expenses \$ 1,753.28
- Maintenance Expenses \$ 740.00
- Utilities Expenses \$ 35.32
- Total Expenses \$ 2,528.58
- Operating Net Incomes \$ (387.49)

A motion was made and seconded (Nelson/Groth) to accept the January & February 2021 financial reports as presented. Motion passed unanimously with members present.

Sandy mentioned the \$9,000 transfer wasn't made until March.

VI. Management Update – Sue Logan

In Escrow

Escrow Date: 1/22/2021-3/24/2021

Unit Address	Lot #	Process Date
10156 E Desert Paradise Pl	88	2/4/2021
10191 E Desert Mesa Dr	197	3/16/2021
10126 E Desert Gorge Dr	114	2/4/2021
8778 S Desert Valley Way	73	3/2/2021

Financials ending 2/28/2021

Operating Account \$ 28,136.77
Reserve Account \$ 3,843.33
Total Assets \$ 54,448.45

Income:

Total income over budget as follows:

Interest \$ 9.00
Title Transfer Fees \$ 75.00
Late Fees \$ 86.51
Fines \$ 250.00
Dues \$1,485.58

Expenses

Administrative: Under budget by \$848.41 for February. YTD under budget by \$1160.75 with the biggest savings in meeting, newsletter and postage expenses.

Maintenance: Under budget by \$752.25 for the month and under by \$92.00 YTD.

Total Expenses: Under budget by \$1,601.97 for February and under by \$1254.34 YTD.

Reserve Contributions

Reserve Contributions are not required at this time.

Violations:

14 – new
2 – seconds
2 – 14 day landscape
6 – 14 day Attorney

Sue will be going out for inspections later this week and needs to know how strict she should be regarding violations. Phil suggested sending letter saying with COVID restrictions lifted, we will go back to full enforcement on June 1. Exceptions should be decided by the Board.

A motion was made and seconded (Brink/Jarvis) to send letter to all

members announcing enforcement of all policies and guidelines as of June 1. Should members be affected by COVID or have any financial difficulties they should contact Pinehurst Management. Motion passed unanimously with members present.

Action Items:

(From last meeting) Approving some of the ARC requests by email has made not only homeowners happy, but has enabled us to let homeowners improve the neighborhood in an expedited manner. I have had complaints in the past about having to wait a month for approval, especially for painting. Would the Board consider continuing to approve "easy" ARC requests by emails?

VII. Architectural Requests

Lot 125 Weber – Trim paint – not an approved color but it is the same as is already on the house.

A motion was made and seconded (Bianco/Nelson) to approve Lot 125 request to paint trim. Motion passed unanimously with members present.

Lot 43 Cordova – Window replacement

A motion was made and seconded (Nelson/Bianco) to approve Lot 43 request to replace window. Motion passed unanimously with members present.

Lot 233 – Replacing shed in back yard

A motion was made and seconded (Nelson/Bianco) to approve Lot 233 request to replace shed in back yard providing height is not over 8 feet and that Board can inspect it upon completion. Motion passed unanimously with members present.

VIII. Old Business

Transfer of \$9,000 to Reserve Account was complete.

IX. New Business

Liz mentioned flag hanging from garage. Sue reported owner will submit ARC request for a 12 foot flag pole.

Lot 239 has dog who scares people and there is some concern the dog could jump over the fence. Phil said a homeowner needs to submit a written report declaring the dog a nuisance.

X. Call to the Audience

Sandy reported former Board member Tom Willard will be moving before the end of April. She suggested Board send him a thank you letter for his service on the Board.

XI. Adjournment

There being no further items of business, the meeting was adjourned at 7:48 p.m.