
Desert Crossing Homeowners' Association
Board Meeting Minutes
Wednesday, September 25, 2024 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	Sandy Welhoelter , Member	X	Joan Groom , Meeting Minutes
X	Denise Morrow , Member		

Owners:	
Ruth Corcoran	Grace McCarthy
Sara Garcia	

I. Call to Order

A quorum was established and the meeting was called to order by Vice President Donna Groth at 6:33 p.m. Phil Weber signed on at 6:52 PM.

II. Review of July 31, 2024 Meeting Minutes

A motion was made and seconded (Hodgson/Groth) to approve the July 31, 2024 meeting minutes as presented. Motion passed.

III. Board of Director Reports

President's Report – Phil Weber

- No report.

Treasurer's Report – Laura Hodgson

August 2024 Financials

Financials ending 8/31/2024

Operating Account	\$ 22,328.39
Reserve Account	\$ 7,392.96
CD – Alliance Bank	\$ 32,053.48 – matures 12/6/24
CD – Alliance Bank	\$ 21,406.80
Total Assets	\$ 83,181.63

Income for August \$ 1,606.62

Income over budget as follows:

Dues Income	\$ 1,066.84
Interest	\$.48
Title Transfer Fees	\$ 100.00
Fines	\$ 267.34
Late Dues Fees & Interest	\$ 171.96

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Total Income under budget:

None

Total Expenses	\$3,127.19
Administrative	\$1,858.58
Landscaping	\$1,235.00
Utilities	\$ 33.61

Expenses

Administration – \$1858.58, under budget by \$159.46 for month. Under budget YTD by \$2,794.71.

Landscaping – \$1,235, under budget for month by \$2,640 and under budget \$4,620 YTD.

Utilities – \$33.61, under budget by \$5.97 for month and under budget by \$34.79 YTD.

Total Expenses – \$3,127.19, under budget by \$2,805.43 for month and under by \$7,449.50 YTD.

Capital Expenses – None; you received \$217.33 in interest.

Reserve Contributions – none at this time.

IV. Management Update – Sue Logan

In Escrow

Escrow Date: 6/1/2024-7/3/2024

Unit Address	Lot #	Posting Date
10174 E Desert Paradise Place	91	8/23/2024
10086 E Desert Gorge	109	7/15/2024
8758 S Desert Valley Way	22	7/15/2024
8842Desert Valley Way	185	7/29/2024

Noted Items:

There is a CD maturing on 12/6/24. Sue will keep an eye on interest rates.

Member Agendas – HB2662 – Goes into effect September 14. It is the policy of this state as reflected in this section that all meetings of a planned community, whether meetings of the members' association or meetings of the board of directors of the association, be conducted openly and that notices and agendas be provided IN ADVANCE for those meetings that contain the information that is reasonably necessary to inform the members of the matters to be discussed and decided and to ensure that members have the ability to speak after discussion of agenda items, but before a vote of the board of directors or members is taken. This means that the agenda and notice

must go out 48 hours in advance of the meeting and that once the agenda is set, it cannot be altered. No more "As brought forth" unless it's discussion only. No action can be taken.

Corporate Transparency Act – Goes into effect January 2025. The CTA requires almost all community associations (and tens of millions of other small corporations and limited liability companies) to file "beneficial owner information" with the federal government by the end of this year. (You can learn more at <http://www.fincen.gov/boi>). All board members will need to submit their name and address, and identification documents to the US Treasury. There is a \$500 a day fine if not submitted by December 31, 2024. This process will need to be completed with each turn of the board. Smith & Wamsley is offering a pack for \$675 that will file on behalf of the association, update the association bylaws, and create a board resolution. In addition, they will perform future updates for \$100. CAI is suing to have HOAs taken off of this legislation. Hearing is on October 14 or 15.

Cyndi has been working exclusively on the Cinc app to get it ready for release. Everything is loaded and ready to go, but they want to have Cinc run another quick check webinar so they can feel secure it is all working correctly.

V. Architectural Requests

Russell – Roof Replacement – Approved
Dowling – Exterior Painting – Approved
Wienard – Roof Replacement – Approved
Welhoelter – Landscape Upgrades – Approved

Yard decoration submittals: None

VI. Old Business

- Fall Gathering
 - Decision was to not have a fall gathering this year.
- Halloween & Christmas Decorating Contest – Judging Options
 - There was a suggestion to have the residents from one of the senior nursing homes in the area judge the Christmas contest as it would give them a chance to get out and enjoy the decorations. The Board liked this idea. There was a suggestion to serve seniors cookies and hot chocolate.
 - The firemen will judge the Halloween contest.

VII. New Business

- Pets and Homeowner Responsibility
 - Donna mentioned several cats and dogs running loose in the community and would like a friendly reminder that pets need to stay on the owner's property. In addition, any pet weighing less than 12 lbs is subject to attack by large birds of prey. Sue will send a notice to the community.
- 2025 Budget
 - Sue reviewed some of the expenses, noting that insurance is going up across AZ. Most expenses are similar to this year's budget.

- Tree trimming - \$1,500; Storm damage - \$2,500.

A motion was made and seconded (Groth/Weber) to approve the 2025 budget with the correction to the Management fee amount, which will remain \$20,200. Motion passed.

VIII. Call to the Audience

Sara inquired about getting swatches for painting her house. Sue will send the approved colors and Sara will need to compare to the current color. She is in agreement with the decision to have nursing home folks judge the Christmas decorations.

IX. Adjournment

There being no further items of business, the meeting was adjourned at 7:06 PM