
Desert Crossings Homeowners' Association
Board of Directors' Meeting Minutes
Tuesday, March 31, 2020 at 6:30 p.m.
Cottonwood Elementary School Library

Present:

Board:

<u>X</u>	Phil Weber , President
<u>X</u>	Craig Nelson , Vice President
<u>X</u>	Sandy Brink , Treasurer/Secretary
<u>X</u>	Liz Bianco , Member
<u>na</u>	Donna Groth , Member
<u>X</u>	Tim Leahy , Member
<u>X</u>	Caryn O'Brien , Member

Staff:

<u>X</u>	Amber Page , Pinehurst Properties
<u>X</u>	Donna Rainville , Meeting Minutes

Residents:

<u>X</u>	Fred Winemiller , Lot 156
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The meeting was called to order at 6:33 p.m.

I. Minutes Approval

- **A motion was made and seconded (Nelson/Brink) to approve the January 28, 2019 Board Meeting Minutes as presented. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

II President's Report

- Phil Weber noted he appreciated the Board's support and nomination to be President, that his philosophy is for the Board to be collaborative and respectful of each member. While the Covid-19 crisis is a challenge, he encouraged Board members to be sure to preview the Board packet ahead of the meeting and be prepared to discuss the agenda items.
- Liz Bianco noted there was no need to mail her copy of materials for a teleconference meeting.

III. Treasurer's Report

- Sandy Brink reviewed the January Financial Reports as follows:
 - Operating Account =\$13,657
 - Reserve Account = \$6,734
 - CD = \$22,266
 - Total Assets = \$42,656
- Dues income runs higher the first month of the year. As the year progresses, the amount of prepaid income decreases since some owners pay annually.
- On the income side one legal fee was recovered along with interest and transfer fees. For the expenses, postage and copies were higher than usual, probably due to the mailing of additional statements and legal expenses were slightly higher.
- **A motion was made and seconded (Bianco/O'Brien) to approve the January Financial Report as presented. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**
- Sandy reviewed the February Financial Reports as follows:
 - Operating Account =\$11,803
 - Reserve Account = \$6,736
 - CD = \$22,309
 - Total Assets = \$29,045

- Sandy noted there were two title transfers and some late fees on the Income side and for Expenses the pre-emergent was charged as an unusual but budgeted expense.
- **A motion was made and seconded (Bianco/O'Brien) to approve the February Financial Report as presented. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

IV. Management Report

- Amber reported there were 65 first violations; 23 second letter violations, and 17 fourteen-day letters sent by the management company. Three properties are at the attorney and another property is being monitored.
- Amber noted three new homeowners in the community this past month, Lot 4 on Desert Dove, Lot 162 on Desert Rainbow and Lot 233 on Desert Eden.
- Amber noted pre-emergent was originally scheduled for next month in the budget, but was applied earlier than scheduled.
- Three ACC approvals were notified last month. There was insufficient information on Lot 20 landscaping submission and the owner has not resubmitted additional information. Lot 139 solar approval and the Lot 207 paint denial notices were sent.

V. Architectural Review

- Phil Weber initiated discussion of the following ARC submissions this month:
 - **Lot 59 Security Light** installation on the opposite side of the garage door since owner currently only has one light on one side.
 - **A motion was made (Nelson/Brink) to approve the Lot 59 additional light as submitted. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**
 - **Lot 104 Patio Cover** consisting of wooden posts and a metal roof. Board members asked about the color of the metal roof. Owner has already purchased the metal and it is not painted or powder-coated. Sandy noted she has a metal roof color that matches the home, as does a neighbor. The submittal indicates they will not be painted. Discussion ensued on whether to make approval contingent upon the roof matching the color, and Phil indicated painting the metal would not be effective if it wasn't powder-coated.
 - **A motion was made and seconded (Leahy/Nelson) to approve the Lot 104 patio cover as submitted. After Board discussion of the motion, then the floor was opened. Motion passes 5:1.**
 - **Lot 106 Painting colors** where painting has already been done. Door has been painted the accent color. Caryn O'Brien noted her door is painted the accent color, rather than the house or trim color and that the Design Guidelines are not specific that you cannot do this, only that approval needed. Discussion ensued on whether to fine the owner for painting without approval. Amber noted there was a violation of stucco damage that was repaired at the same time. Discussion ensued over the aspect of fining an owner for painting.
 - **A motion was made and seconded (Bianco/Brink) to approve the Lot 106 paint colors without a fine. After Board discussion of the motion, then the floor was opened. Motion passes 3:2 with the President abstaining from the vote.**

- **A motion was made and seconded (Weber/Leahy) to approve the Lot 106 paint colors as submitted. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**
- **Lot 107 Painting colors.** Caryn had a bright red door in the past, Phil and Tim Leahy have problems with door, Sandy and Liz do not like the gray combination.
- **A motion was made (Nelson/Brink) to not approve the color submission. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**
- **Lot 166** Repainting previously approved colors.
- **A motion was made and seconded (Bianco/Leahy) to approve the Lot 166 paint colors as submitted. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**
- **Lot 187 Fence installed,** Fence is visible but not obtrusive.
- **A motion was made and seconded (Bianco/Brink) to approve the Lot 187 fence as submitted. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**
- **Lot 253 Painting colors** Discussion ensued on the colors submitted
- **A motion was made and seconded (Nelson/Leahy) to approve Lot 253 paint colors as submitted. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

VI. Committee Reports

Design Guidelines Committee

- The Design Guideline revision is tabled since the committee cannot meet given the current isolation requirements. Liz Bianco reported she distributed the last revisions. Liz agreed to reach out to Greg to determine if he still wants to assist with the Committee as well as contact Fred to determine if he is comfortable to meet. Caryn indicated she is okay to meet, but her husband works at airport which may be worrisome for some individuals.

VII. Old Business

Operations East Liaison

- The Board reviewed an email from Thomas Willard regarding the liaison position but agreed to table any discussion until Tom is present to discuss the issue and any responsibilities.

VIII. New Business

Second Quarter Dues

- Amber indicated other HOAs have postponed interest and fees if a homeowner requests it due to the pandemic. The Board approved this philosophy.

Pre-Emerging Cracks

- Treating the street cracks is not in the budget, but the streets are very bad in some areas. Homeowners were not seen as willing to address this area. For the modest cost of \$75 per application or \$150 per year it was seen as a worthwhile benefit to the community.
- **A motion was made (Bianco/Nelson) to approve the twice yearly street crack pre-emergent treatment from the landscaper. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

Violations

- Phil suggested that the Board consider whether they should consider letting violations ride in light of the pandemic crisis. Amber noted that inspections were not deemed as essential and as such there would be no April inspections. Discussion ensued with board members feeling people stuck at home can now pull weeds, since that is the most common violation. Members were encouraged to forward photos of egregious violations, but to continue enforcement of identified violations.
- **A motion was made and seconded Weber/Nelson to continue enforcement of identified violations and to forward any egregious violation photographs via email directly to Amber since she would not be onsite. After Board discussion of the motion, then the floor was opened. Motion passes unanimously.**

IX. Future Meetings

- The Board usually meets every month on the last Tuesday of the month at the *Cottonwood Elementary School* Library located at 9950 Rees Loop. The Executive Session begins at 6:00 p.m. and the Board meets at 6:30 p.m. (The April Meeting will be via teleconference since the school is closed due to the Covid 19 pandemic.)
 - **April 28, 2020 at 6:30 p.m. via teleconference**
 - May 26, 2020 at 6:30 p.m.
 - June 30, 2020 at 6:30 p.m.
 - July 28, 2020 at 6:30 p.m.
 - August 25, 2020 at 6:30 p.m.
 - September 29, 2020 at 6:30 p.m.
 - October 27, 2020 at 6:30 p.m.
 - November 24, 2020 at 6:30 p.m.

IX. Adjournment

- **There being no further items of business, a motion was made and seconded (Weber/Nelson) to adjourn the meeting at 8:01 p.m. Motion passes.**