

Desert Sun Condominium
April 2, 2015
Open Session Board Business Meeting
Meeting Minutes

Board members present:

Max von Dahlen, President
Douglas Becker, Vice President
Cinda Tanner, Treasurer
Lorianne Schmidt, Secretary
Bonnie Haug, Director
Lewis Roderick, Director
Richard Johnson, Director

Board Member absent:

Representing First Service Residential

Dawn Haskin, Community Manager
Kirk Kowieski, Vice President
Richard Orduno, Regional Director
Rob Erskine, Building Maintenance Staff

Homeowners Present:

There were approximately 46 homeowners present

Call to Order:

M. von Dahlen called the meeting to order at 9:02 a.m.

The Board resolved to eliminate the Part Time Maintenance Position and will contract out individual projects to further assist with the summer project list.

There are no current plans to fill the position. When the Board returns in the fall and begins the budget season, they will evaluate the needs of the community during the drafting of the 2016 operating budget.

The Board would like to thank Dale Keyes for his years of dedication and service to the community.

Resignation/Appointment:

- *A motion was made by D. Becker and seconded by C. Tanner to accept the resignation of Jim Davies and thank him for his many years of service to the community and to appoint Richard Johnson to fulfill the unexpired term of this Director. With no further discussion, the motion passed unanimously.*

Meeting minutes:

- *A motion was made by C. Tanner and seconded by D. Becker to approve the March 12, 2015 Open session meeting minutes as presented with revisions. With no further discussion, the motion passed unanimously.*

Financials:

Due to the early meeting date, the financials have not been completed.

Committee Reports:

- Activities- C. Tanner
 - The committee thanked everyone for the increased participation and sharing in the new activities. There will be more new activities next year.
- Buildings and Grounds- L. Roderick
 - The work continues on the Mini Golf. A small issue was discovered with the piping
 - Widening the ramp at the south end of the new sidewalk is being researched
 - The Committee will work on the verbiage regarding the long term parking.
- Capital Works & Major Projects- Nothing at this time
- Communications- B. Haug
 - Next year's deadline for submittals to the directory is December 15th to allow for completion and distribution.
 - The Committee would like to rejuvenate the dscondo.com website
- Finance/Budget- Nothing at this time

- Homeowners, Rentals and Sales- B. Haug
 - Nearly all units are rented for 2015 and some are reserved for 2016 season.
 - Guidelines for Rentals have been prepared and should be given to all renters when they register in the office.
- Landscaping & Beautification- R. Johnson
 - Contact was made with several individual to review the landscaping.
- Legal Contract and Accounting
 - ***A motion was made by D. Becker and seconded by B. Haug to appoint Cinda Tanner to the Legal Contract Committee. With no further discussion, the motion passed unanimously.***
- Plumbing and Electrical- L. Roderick
 - A sump pump needs to be purchased for the mini golf area.
- Rules and Regulations- Nothing to report at this time.
- Safety, Security and Insurance
 - Reminder to all owners that they contact their carrier to ensure they have adequate coverage.

Management Report: D. Haskin, Community Manager

- Work orders may be completed in the Desert Sun office or by calling the FirstService Residential Customer Care Center at 480-551-4300.
- FirstService Residential will be providing the option for 2015 water billing to SurePay participants to have the annual water charges taken out of their account automatically.
- A review of the items completed or in process as well as upcoming projects.
- The solar reporting is again reporting correctly. It may have been an issue with the router, which was replaced in March.
- Payment of the increase in fees is causing a concern. If homeowners have chosen to pay using Surepay it will change automatically. If homeowners have chosen to pay using Paylease or a check through their bank's check system, they will need to contact that third party vendor to change the amount or the payment will only be for the previous assessment amount.

Old Business:

- Landscape Cleanup
 - ***A motion was made by C. Tanner and seconded by B. Haug to approve the proposal from ILM for the 3 community landscape cleanups April/July/September in the amount of \$6,000.(\$2,400- \$1,800-\$1,800) With no further discussion, the motion passed unanimously.***
- Summer Work List
 - ***A motion was made by C. Tanner and seconded by B. Haug to approve the summer work list as presented and reviewed. With no further discussion, the motion passed unanimously.***

New Business:

- Auto Owner's Annual Ballot
The Board resolved not to take action on this matter.

- DSCondos.com website
 - ***A motion was made by L. Schmidt and seconded by C. Tanner to approve the renovation of this website redesign by Kimberly Onnen not to exceed \$595.00. Included in this rejuvenation will be new photos and text as well as the removal of the newsletter, minutes and financials of the Association. First Service will work to include a link to the official website for owners to access this information. With no further discussion, the motion passed unanimously.***

- Landscape Cleanup
 - ***A motion was made by C. Tanner and seconded by D. Becker to ratify the direction given to Management by the President and Landscape Chair to have a Landscape company come in and complete a cleanup in January. With no further discussion, the motion passed unanimously.***

- Palm Tree Trimming
 - ***A motion was made by D. Becker and seconded by C. Tanner to approve the palm trimming by ILM with the stipulation that they reduce the cost to \$\$1,726.00. With no further discussion, the motion passed.***

- Hardwood Tree Trimming
 - ***A motion was made by B. Haug and seconded by C. Tanner to approve the hardwood tree trimming by ILM in the amount of \$2,687.00. With no further discussion, the motion passed unanimously.***

- Termite Warranty
 - ***The Board resolved to table this matter and address this in the Fall.***

- Spa Heater Proposal
 - ***A motion was made by D. Becker and seconded by L. Roderick to approve the proposals from Poolman #1337534 in the amount of \$3,001.00 to replace the sand in the filtering system and #1334804 in the amount of \$655.00 to replace the spa heater; both to be paid from reserves. With no further discussion, the motion passed unanimously.***

Adjournment:

With no further business of the Association, a motion to adjourn was made by D. Becker and seconded by C. Tanner to adjourn the meeting at 11:18 a.m.. With no further discussion, the action carried unanimously.

Respectfully submitted by:

Dawn Haskin, Community Manager
 FirstService Residential
 Acting as Recording Secretary