

**DESERT SUNSET HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting – MINUTES**

*Desert Mirage Elementary School*

January 19, 2010

7:00 p.m.

**PRESENT:**

BOARD: Brad Siroky, Doug Attig and Jeanette Socaciu

CPMC: Jay Burland

1. The meeting was called to order at 7:11 pm.
2. Quorum established. Wendy Lee appeared briefly, but departed due to illness.
3. Minutes for the November 17, 2009 Board Meeting were reviewed. Doug Attig moved to approve the Minutes as presented; vote carried.
4. The Annual Meeting of the Members was not held due to lack of quorum. Seven Members were present at the meeting (inclusive of one ballot received) and eleven were needed for a quorum. Doug moved to appoint Wendy Lee to fill the expiring term for a three year term. Vote carried the motion. Doug also moved to appoint Brad Siroky as President, Wendy Lee as Vice President and Jeanette Socaciu as Secretary/Treasurer for 2010, expiring at the 2011 Annual Meeting. Vote carried the motion.

On January 15, 2010, Bob Huntley notified the Board that he was resigning his seat. Appointment of a fifth Board member to fill his term expiring in 2011 will be made at a later date.

5. Treasurer’s Report for December 2009:

Checking – FNBA	4,870.95
Credit – Debit Line of Credit	418.74
Reserves – FNBA MM	23,450.24
<b>TOTAL</b>	<b>\$28,739.93</b>

	MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Income	6,944.41	4,841.00	2,103.41	60,760.39	58,092.00	2,668.39
Expenses	-12,347.66	-3,822.11	-8,525.55	-68,544.10	-58,092.00	-10,452.10
<b>NET</b>	<b>(\$5,403.25)</b>	<b>\$1,018.89</b>	<b>(\$6,422.14)</b>	<b>(\$7,783.71)</b>	<b>\$ 0.00</b>	<b>(\$7,783.71)</b>

Jeanette reported that December income was \$2,103 over projection; [Jay will check to see if those are unpaid dues collected or prepaid January 2010 assessments, and will report back to the Board.](#) Late fees and fines brought in about \$4,500 for the year, even though assessments were low. Expense overages for December included: \$4,800 excess in water due to the landscaper's failure to monitor water; \$1,325 for the 2010 insurance premium budgeted to be paid in January; and \$1,125 paid to the landscaper as half the fee due for tree trimming done in the summer. The second half remains due. The annual expenses were \$10,452 over budget, of which approximately \$9,000 is water.

6. **Manager Report**
  - a. **Gophers.** Jay indicated that gophers are causing damage on the east side of the retention basin, and he estimated a cost of \$100-150 to treat. Brad moved to allow Burns Pest Elimination to treat at a cost of up to \$200. Motion carried. [Jay will arrange for service.](#)
  - b. **Common Area Concerns.** Jay stated he and Brad walked the property recently, and found trees and shrubs not being properly cared for - no raking, plants inside plants, bare grass in the retention area, and so on. He presented a proposal from Carescape for all-inclusive service at a cost of \$1,485 per month, which includes written monthly reports. He then presented a proposal from ISS Grounds Control for similar service at a cost of \$1,390 per month, or \$970 per month if the Association did not install a winter lawn. Jay noted that additional costs savings could be gained by not having a winter lawn in utility costs. He will obtain a third bid to compare the two larger firms with Southwest Lawn, who is currently charging \$1,480 per month and is not meeting their contract obligations. [All three proposals, along with a written financial analysis of the cost savings that could be realized by the Association, will be presented by Jay by the next Board meeting, if not sooner.](#)
  - c. **Catch Basin.** The catch basin grate was repaired by a handyman and the stolen drywell cover installed by Torrent for minimal cost to the Association.
  - d. **Dry Well Cleaning Proposal.** Jay provided a proposal to the Board from Torrent to clean two of the six drywells, as well as do additional work, at a cost of \$3,376. Jeanette noted that the Reserve Study budgeted to clean the drywells in 2010, but at a cost of \$2,300. It also projected \$2,000 in median repairs which will not be required, so \$4,300 in Reserve Funds could be available this year. After discussion, it was decided by the Board to table this topic until the August Board meeting.
  
7. **Committee Reports**
  - a. **Architectural Review Committee.** Doug Attig noted that only one request had been received since the last Board meeting, for Lot 66. This request was denied because the trim was too dark. The homeowner was asked to resubmit with a lighter trim color. Two new requests were received from one resident who owns two homes, one of which he already painted without prior approval. He indicated the ARC would need to meet to discuss the requests. Jeanette noted that Members who proceed with changes without approval are subject to a \$150 fine. Some discussion was held regarding the two story house on Berridge that painted too much of the front of the home the popout color. [The ARC will take a look at the home, and another house in the Association of similar design, at the next ARC meeting.](#) Jeanette noted that the Frazee colors, including the new color brought by Jay today, still do not appear to be close to the original home colors. [Brad will meet with either Jeanette or Doug with the original paint colors and the Frazee paint wand to find colors which more closely match, and ask that the Frazee rep revise the books.](#)
  - b. **Blockwatch.** Brad indicated he received notice from the City that they received the Association's paperwork for 2009. A yard sale will be held April 10th.
  - c. **Newsletter.** A newsletter is due. Subjects to be included are: weeds, April yard sale, yard cleanups (frost damage, etc.) and the website. Depending on if the Frazee colors are finalized before then, it can also mention the painting guidelines Jeanette prepared.
  - d. **Website.** [Jay will talk to Richard Lee about when the domain name fee is due.](#)
  - e. **Violations.** Jay noted a lot of violations were found in December, but he only sent letters on the really bad violations in the spirit of the holidays. He did not send letters yet on homes missing their minimum landscape requirements or winter lawns.

8. Old Business
9. New Business
10. Member Forum
  - a. Nothing to report.
11. Meetings for 2010 will be on the following dates:  
  
February 16  
April 20  
June 15  
August 24  
October 19  
November 16  
January 18, 2011 (Annual Meeting)
12. Meeting was adjourned at 8:28 p.m.

Respectfully Submitted,

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Jeanette Socaciu, Secretary / Treasurer