

**DESERT SUNSET HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting – MINUTES**

*Desert Mirage Elementary School*

April 1, 2008

7:00 p.m.

**PRESENT:**

BOARD: Doug Attig, Robert (Bob) Huntley, Brad Siroky, Wendy Lee and Jeanette Socaciu  
CPMC: Charlene Gum

1. The meeting was called to order at 7:03 pm.
2. Quorum established.
3. Minutes for the February 26, 2008 Board Meeting were reviewed. Wendy Lee moved to approve the Minutes as presented; vote carried.
4. Committee Reports
  - a. **Architectural Review Committee.** Lot 15 submitted a request to the ARC to put stone on their home. ARC agreed to approve so long as Doug Attig reviews the color of the stone and verifies it is compatible with the house colors. *Charlene was directed by the Board to have original ARC Requests be sent to Doug as the Chairman of the ARC Committee, and also email a copy to Doug and the rest of the ARC Committee.* Lot 46 submitted a request for hardscape changes. The ARC members stated that the hardscape items were acceptable, but directed *Charlene to have the homeowner resubmit the plan showing the location of the required tree replacing the one(s) removed.*
  - b. **Blockwatch.** Yard Sale to be held April 26<sup>th</sup>.
  - c. **Newsletter.** Bob Huntley offered to prepare the Newsletter article from the Board, to include the new website, yard sale, weeds and street parking. *He will send a draft to the Board and then to Richard Lee. Charlene to prepare notices as mentioned in the February meeting to the residents on the Rye Grass survey and House Painting Ad-Hoc Committee volunteer request.*
  - d. **Website.** Wendy reported it is ready to go, just needs graphics. Richard will finish up over the next week or so.
  - e. **Landscaping.**
    1. **Water Bills.** Water bills low again this month.
    2. **Pork Chop Plants.** Board will see how plants fill out over summer.
    3. **General:** Member reported landscapers using weedwhackers to prune plants. *Charlene will speak to the landscaper about this.* Wendy reported she called on an irrigation leak on a Friday night and it was repaired the next morning. Brad noted a lot of weeds are in the grass. *Charlene to talk to landscaper. Brad asked Charlene to have the landscaper repair the lighting at the signage, since it was apparently cut when the landscaper redid the landscaping in that area.*
5. Treasurer's Report for February 2008:

Checking – FNBA	2,432.63
Credit – Debit Line of Credit	418.30
Reserves – FNBA MM	22,185.49
<b>TOTAL</b>	<b>\$25,036.42</b>

	MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Income	3,888.75	4,326.00	-437.25	9,785.09	8,652.00	1,133.09
Expenses	-3,303.49	-4,323.51	1,020.02	-8,774.60	-8,662.02	-112.58
<b>NET</b>	\$ 585.26	\$ 2.49	\$ 582.77	\$1,010.49	(\$ 10.02)	\$1,020.51

Jeanette noted that late fees were collected last month but assessments received are under budget. Some of the variances are due to the management company posting budgeted costs for some line items as if the annual cost was paid out in 12 months, as opposed to reflecting the cost in the budget in the month where the cost is anticipated. The Board asked [Charlene to have the budget in the system changed to reflect the cost in the month anticipated to minimize variances](#). Jeanette noted that the Reserve Study update budgeted for February had not been done. [Charlene will get pricing for an update and bring it to the next Board meeting for approval to proceed](#).

6. Old Business
7. New Business
  - a. **Street Parking Notices.** Charlene presented a parking violation notice she requested be put on cars parking in the streets. General discussion was held. Brad moved to have notices printed on half sheets, and to list the lot # and address on the violation. [Charlene to have Vicky update the format and send some to Brad and Wendy](#).
8. Member Comments/Questions.
  - a. The resident of Lot 73 stated he would have visitors parking in the street for the next week.
  - b. The resident of Lot 70 received a weed letter with short time frames for remedy and a second notice. It appeared that the original notice may have been sent late and due to additional inspections by Charlene, the resident received a second letter.
9. The Board meetings for the remainder of the year will be held at the school on these dates:
  - June 17<sup>th</sup>
  - August 26<sup>th</sup>
  - October 21<sup>st</sup>
  - November 4<sup>th</sup>
10. Meeting was adjourned at 7:54 p.m.

Respectfully Submitted,

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Jeanette Socaciu, Secretary / Treasurer