

DESERT SUNSET HOMEOWNERS ASSOCIATION

Board of Directors Meeting – MINUTES

Desert Mirage Elementary School

April 28, 2009

7:00 p.m.

PRESENT:

BOARD: Doug Attig, Brad Siroky, Wendy Lee and Jeanette Socaciu

CPMC: Jay Burland

1. The meeting was called to order at 7:03 pm.
2. Quorum established.
3. Jay Burland introduced Verian Carey with Frazee Paint to the Board. Mr. Carey presented the Board with Frazee equivalents of the ICI colors originally used in the community. He gave the Board three binders with the community's color scheme in the format of large paint color flags showing both paints in each scheme. Mr. Carey noted he would be printing 25% discount cards and sending them to Jay. All members in the HOA can redeem the card for paint materials at any Frazee store. He also noted he'd be willing to do a "paint fair" on a Saturday morning and bring several general contractors who could provide residents with competitive bids on the spot. Mr. Carey noted that there are two grades of exterior Frazee paints; an acrylic blend that lasts 6-7 years and a 100% acrylic product that lasts 10-12 years. The Board will keep the binders on file for residents to check out who are wanting to select paint colors. Jeanette pointed out that similar colors to those on the color board are easily found by using a Frazee paint color "fan" that has shades of the same color on a single page of the fan. Mr. Carey provided a paint fan for the ARC's use when evaluating colors presented for approval.
4. Minutes for the February 24, 2009 Board Meeting were reviewed. Brad Siroky moved to approve the Minutes as presented; vote carried.
5. Treasurer's Report for March 2009:

Checking – FNBA	4,374.78
Credit – Debit Line of Credit	418.56
Reserves – FNBA MM	26,801.78
TOTAL	\$31,595.12

	MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Income	4,967.41	4,841.00	126.41	15,532.61	14,523.00	1,009.61
Expenses	-4,315.68	-4,469.99	154.31	-14,082.67	-14,849.97	767.30
NET	\$ 651.73	\$ 371.01	\$ 280.72	\$1,449.94	(\$ 326.97)	\$1,776.91

No major variances this month. Jeanette did note the Association still needed to repay \$3,600 to the Reserve Fund. She moved that the Association repay \$250 per month to the Reserve Fund until the \$3,600 is paid in full. Vote carried.

6. Manager Report
 - a. **Violations.** Jay stated that the number of violations is turning around, except for foreclosure homes.
 - b. **Landscaping.** He relayed the landscaper would like to increase the water with the warmer weather.

- c. **Boulders.** Jay informed the Board that the "small" boulders were reclaimed by that vendor, and new, larger boulders were delivered this evening. The new boulders are \$100 less than the prior vendor's bid.
 - d. **Street Parking.** Jay informed the Board that new legislation may be coming which will limit an HOA's right to enforce parking restrictions on public streets. Until such a law is passed, he suggested he start using parking violation stickers on vehicles. Discussion held regarding various options. Jay was asked to order 50 "mild adhesive" 6"x3" stickers for use.
7. Committee Reports
 - a. **Architectural Review Committee.** Doug indicated that lot 46 had submitted for a new front yard landscape design; the work was approved and has been completed. The new decorative stucco wall was to be painted to match the house and not be more than 24" tall.
 - b. **Blockwatch.** Picnic held April 19th had good attendance, including police and fire. [Brad will be faxing in the form to the City.](#)
 - c. **Newsletter.** Produced in April; none due.
 - d. **Website.** No activity. Jeanette suggested the Frazee information be published on the website. [Jeanette will type something up.](#)
 - e. **Landscaping.** The Board agreed to the recommendation to increase the water. Wendy mentioned the plants in the porkchop are minimal due to plant deaths; this will be watched to see how the plants handle the weather.
8. Old Business
 - a. **Painting Committee.** [Jeanette will forward the approved letter to Jay to send out to the homeowners.](#)
9. New Business
 - a. **Minimum Landscape Requirements.** Jay asked if the Board would like to start enforcing the "minimum landscape requirements" in the CC&R's. The Board noted this was always their intent. [Wendy stated she had a list and would update and forward to Jay.](#)
 - b. **Scorpions.** Wendy stated she had scorpions along with many other residents and recently received a quote of approximately \$720 to have "exclusion/sealant" treatment done on her home. She said she'd be willing to invite the rep to the June Board Meeting to talk to the homeowners about scorpion options. The Board stated that was a good idea. [Wendy will contact the rep and confirm attendance at the June meeting and let the rest of the Board know.](#)
 - c. **Lot 56 Flood.** Jeanette described to the Board that Lot 56's pool was emptied on April 26th by a vendor and the water flooded her yard and the common area walkway. She reported it to the company managing the home for the bank and asked that any damage be repaired. Also, she relayed that the water had penetrated at least three feet based on tests with her soil probe, and she was concerned that the large amount of water may have an effect on the site wall foundation. [She will let the Board know what the management company finds.](#)
10. Member Comments/Questions.
 - a. A member thanked the Board for the BBQ.

11. The Board meetings for the remainder of the year will be held at the school on these dates:

June 23rd

August 18th

October 27th

November 17th

12. Meeting was adjourned at 8:12 p.m.

Respectfully Submitted,

Jeanette Socaciu, Secretary / Treasurer