

**DESERT SUNSET HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting – MINUTES**

*Desert Mirage Elementary School*

June 23, 2009

7:00 p.m.

**PRESENT:**

BOARD: Wendy Lee, Bob Huntley and Jeanette Socaciu

CPMC: Jay Burland

1. The meeting was called to order at 7:10 pm.
2. Quorum established.
3. Homeowner Forum.
  - Gary and Melody Smith - Lot 12
  - Randy and Janice Keatts - Lot 6
  - Lori Dush - Lot 81
  - Michael Socaciu - Lot 57

Lots 12 and 6 expressed concerns over being notified that their homes needed to be painted and wanted more specifics on why their homes were identified. Wendy Lee moved to have Doug Attig contact the residents to relay specifics for their homes, and then have the Painting Committee meet with the homeowners. If the residents still disagreed with the Committee's opinion, they could then appeal to the Board. Vote carried the motion.

Lot 6 relayed that they did not agree that the CC&R's did not permit street parking. The Board reiterated that the CC&R's stated that parking was permitted in the driveways and garages, and other locations as designated by the Board and that for safety reasons, the Board has not listed roads as permitted parking areas.

Lot 6 also noted they have not received a newsletter in a very long time. Wendy stated she'd let Richard Lee know, so he could pass the info along to the City since they print, label and mail the newsletters.

4. Minutes for the April 28, 2009 Board Meeting were reviewed. Wendy Lee moved to approve the Minutes as presented; vote carried.
5. Treasurer's Report for May 2009:

Jeanette Socaciu read the Accountant's Review Report from Michael Ginsburg, CPA dated May 19, 2009, which indicated the Association's financial records appeared to be in good order.

Checking – FNBA	4,636.64
Credit – Debit Line of Credit	418.60
Reserves – FNBA MM	28,001.65
<b>TOTAL</b>	<b>\$33,056.89</b>

	MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Income	3998.53	4,841.00	-842.47	24,489.12	24,205.00	284.12
Expenses	-4,315.21	-4,549.99	234.78	-22,777.28	-26,324.95	3,547.67
<b>NET</b>	<b>(\$ 316.68)</b>	<b>\$ 291.01</b>	<b>(\$ 607.69)</b>	<b>\$1,711.84</b>	<b>(\$2,119.95)</b>	<b>\$3,831.79</b>

Jeanette noted that water was approximately \$600 under budget and the \$2,500 allocated for pruning trees had not yet been spent. Collections costs posted \$1,000 over budget, but printing was about \$1,000 under budget. She asked if accounting had begun posting funds to repay the Reserve Fund. Jay indicated they had not, since their policy was to wait on minutes to be approved prior to taking action. [He noted he'd have accounting start.](#)

6. Manager Report

- a. **Violations.** Jay stated violations are getting better and fewer violations are going out, even for foreclosed homes.
- b. **Landscaping.** Tree hit by a car in the traffic circle should be paid for by State Farm, the driver's insurance. He will also have the street signs repaired. He is waiting for the adjustor to come out. State Farm will pay the Association for the damage.
- c. **Street Parking.** Jay noted that street parking was down a lot, too.

7. Committee Reports

- a. **Architectural Review Committee.** Jeanette read Doug's committee report, indicated that Lots 58 and 82 were approved for painting their homes. Lot 33 was asked to resubmit with more appropriate colors.
- b. **Blockwatch.** Nothing to report; next event will be planned for the fall.
- c. **Newsletter.** Jay indicated he has an article ready. [Bob Huntley will write a letter from the Board](#) and include: 25% Frazee paint discount available, Wendy Lee has paint color books and Paint Guidelines will be available on the website soon.
- d. **Website.** No activity. The Board agreed to place the Painting Guidelines created by Jeanette on the website. [Jeanette needs the paint colors from Wendy to finalize it.](#)
- e. **Landscaping.** No issues to report.

8. Old Business

- a. **Minimum Landscape Requirements.** Wendy Lee prepared information for Jay. [He will drive the community to review the deficiencies, and send out letters.](#)
- b. **Truly Nolen Visit.** Vendor did not show.
- c. **Lot 56 Flood.** Jeanette noted that the bank's vendor has failed to respond to further inquiries and she is no longer making attempts to contact them. Issue closed.

9. New Business

None

10. Meeting was adjourned at 8:32 p.m.

Respectfully Submitted,

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Jeanette Socaciu, Secretary / Treasurer