

DESERT SUNSET HOMEOWNERS ASSOCIATION

Board of Directors Meeting – MINUTES

Desert Mirage Elementary School

August 26, 2008

7:00 p.m.

PRESENT:

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

1. The meeting was called to order at 7:02 pm.
2. Quorum established.
3. Minutes for the June 17, 2008 Board Meeting were reviewed. Bob Huntley moved to approve the Minutes as presented; vote carried.
4. Committee Reports
 - a. **Architectural Review Committee.** No activity to report.
 - b. **Blockwatch.** Neighborhood yard sale event October 25th.
 - c. **Newsletter.** Time to write. Articles will include: website, President's letter, dues payments, yard sale, paint committee and requirement for annual rye reminder.
 - d. **Website.** No action needed at this time.
 - e. **Landscaping.**
 1. **Water Bills.** Water bill very high this month. [Charlene to ask the landscaper to attend next month's meeting to discuss.](#) Charlene noted that the City is increasing water rates by 12% in October.
 2. **Pork Chop Plants.** Lantana is all dead; [Charlene to have landscaper check irrigation ASAP.](#)
 3. **Service.** Jeanette reported the landscapers have been using her hose bib to fill their reservoirs. Trees in the retention basin are horizontal; they fell in a storm and were never restored by the landscapers. A grate in the retention basin is open and needs to be resecured.
5. Treasurer's Report for August 2008:

Checking – FNBA	263.38
Credit – Debit Line of Credit	418.42
Reserves – FNBA MM	23,604.70
TOTAL	\$24,286.50

	MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Income	3,887.82	4,323.00	-435.18	34,665.19	34,584.03	81.16
Expenses	-5,973.14	-3,928.65	-2,044.49	-36,523.83	-36,391.39	-132.44
NET	(\$2,085.32)	\$ 394.35	(\$2,479.67)	(\$1,858.64)	(\$1,807.36)	(\$ 51.28)

Jeanette reported that water was \$587 over budget; the audit was \$600 over budget, but had been budgeted for a prior month, and collections were \$359 over.

Jeanette also read the summary of the June 3, 2008 report prepared by Michael Ginsburg, CPA, stating that the Association's finances appeared to be in order.

6. Old Business
 - a. **Annual Rye Surveys.** Charlene reported 48 responses received out of 103 residents. 17 votes for annual rye, 26 against, and 5 neutral. After some discussion, Wendy Lee moved to allow homeowners to decide whether or not they wish to plant annual rye in the winter. Three votes against the motion and two for the motion. Motion failed. Annual rye will continue to be required each winter for front lawns, as noted in the Architectural Guidelines.
 - b. **Painting Committee.** Pat Whitfield, Pat Williams, and Lori Dush for Doug Dush attended the meeting. Beverly Palenitz and Gene Greening were not present. Doug Attig reviewed the purpose of the Committee, which is to come up with a criteria to determine which homes needed to be painted and when. They will meet September 3rd to come up with guidelines to propose to the Board at the October meeting for approval. They will then walk the neighborhood and come up with a list of the homes needing painting for the November 4th meeting.
 - c. **Reserve Study.** Jeanette reminded the Board that the reserve study prepared by RDA suggested that the June 2004 recommendation of \$253.51 per month be increased to \$498.00 per month. She noted that she reviewed the study details, and that it was substantially the same as the 2004 study, with the exception that additional major work was included in the 2008 reserve fund. Wendy Lee moved to approve the recommendations in the Reserve Study dated June 16, 2008. All in favor; motion passed.
 - d. **Walkway Barriers.** Charlene presented a bid to the Board of \$2,450 to add short “pony walls” at each end of the walkway at Berridge Lane. Brad gave pricing of \$600 for four 3’x3’ boulders to be placed at that location. Discussion was held regarding the various option, and a desire to add lights in the future at that walkway when the community qualified for city grant funding. Wendy Lee moved to approve installing the boulders when funds are freely available; one at the east end and two at the west end. Funding anticipated in November. Motion approved. Brad will order them in November after that Board meeting.

7. New Business
 - a. **2009 Budget.** Jeanette reviewed the draft budget with the Board. The Board directed Charlene to revise several categories and have those revisions ready for the October Board Meeting for final approval.
 - b. **Signs at Greenbelt.** Jeanette noted that one sign was missing and the other vandalized. [Charlene to make sure the Association has backup signs, and Brad will install a sign at the missing location.](#)

8. Member Comments/Questions.
 - a. A resident in Lot 57 thanked the Board for taking action on the barriers for the Berridge walkway. He also noted that the paint committee may want to take a look at the faded and sagging window screens on some homes when they walk the community for the painting.

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

November 4th

10. Meeting was adjourned at 8:26 p.m.

Respectfully Submitted,

Jeanette Socaciu, Secretary / Treasurer