

DESERT SUNSET HOMEOWNERS ASSOCIATION

Board of Directors Meeting – MINUTES

Desert Mirage Elementary School

November 17, 2009

7:00 p.m.

PRESENT:

BOARD: Brad Siroky, Bob Huntley, Doug Attig and Jeanette Socaciu

CPMC: Jay Burland

1. The meeting was called to order at 7:05 pm.
2. Quorum established.
3. Minutes for the August 18, 2009 Board Meeting were reviewed. Doug Attig moved to approve the Minutes as presented; vote carried.
4. Treasurer’s Report for October 2009:

Checking – FNBA	1,971.04
Credit – Debit Line of Credit	418.70
Reserves – FNBA MM	32,257.25
TOTAL	\$34,646.99

	MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Income	5,275.78	4,841.00	434.78	49,169.77	48,410.00	759.77
Expenses	-6,768.15	-4,684.99	-2,083.16	-50,103.43	-50,299.90	196.47
NET	(\$1,492.37)	\$ 156.01	(\$1,648.38)	(\$ 933.66)	(\$1,889.90)	\$ 956.24

Jeanette noted that water was \$3,300 over budget for the month. Jay stated that he noticed major flooding and reported it to the landscaper. He suspected a lot of water went down the drywells, and that next month's bill will also be high. [He will discuss further with the landscaper.](#)

5. 2010 Budget

Discussion held regarding the 2010 Budget prepared by Jay. He commented that the overall increase in dues is about 15% if assessed at \$54.46 per month per lot. Jeanette reviewed changes to the budget for 2010 with the Board. Brad moved to add \$667.44 to the water line item to balance the dues at \$55.00 per lot per month, and approve the budget as corrected for 2010. Motion carried.

Resolution passed by the Board for an annual audit, not to exceed \$850.

Brad moved to increase the Maximum Annual Assessment 10% from \$701.54 to \$774.69 per lot, or \$64.31 per lot per month. Motion carried.

6. Manager Report
 - a. **Sign Proposal.** Jay provided a proposal from Fast Signs to manufacture three signs for the retention area at a cost of \$209.03 plus tax. The new signs would have a "graffiti resistant" coating. Doug moved to approve the proposal; motion carried. [Jay will order the signs and provide them to Brad to be installed by the Board.](#)

- b. **Tree Installation.** Jay noted that the landscaper installed the new tree in the wrong location, and installed its replacement in the correction location in a size under the 24" box ordered. He said the landscaper will be installing a new 24" box tree in a different location rather than pulling out the 15 gallon already installed. Brad relayed that the irrigation installed is way too close to the tree trunk; [Jay to notify the landscaper to have the bubblers moved.](#)
 - c. **Landscaping.** Jay took photos of the landscaping. He indicated the landscaper is not properly raising the tree canopies and is unhappy with the job they are doing. Jay also mentioned that they do not appear to be paying any attention to the water use, as evidenced by the recent massive water waste. [Brad asked that Jay request free tree trimming in exchange for the landscapers having wasted so much water.](#) Jeanette noted that the City sidewalk at the retention area has a slab that was lifted by a tree root and is a danger. [Jay will notify the City of Glendale to fix it.](#)
7. Committee Reports
- a. **Architectural Review Committee.** Doug Attig noted that nine ARC requests were processed recently for house painting. All but two were approved. The two rejected Requests were asked to resubmit with colors more in line with the palette.
 - b. **Blockwatch.** Yard sale held October 17th and Brad faxed the sign-in sheet to the City.
 - c. **Newsletter.** Newsletter was sent out to the residents last month.
 - d. **Website.** No activity.
 - e. **Landscaping.** Discussed above.
 - f. **House Painting.** Enforcement of initial "need to paint soon" notices is still on hold. Jay is working with Frazee regarding the duplication of Potato Skin and Pencilwood in their scheme book with their single color "Deck Chair." Jeanette noted that the two original colors do not appear to be close to the single equivalent color Frazee presented, and other colors may also be off. Jay borrowed the photograph of the original colorboard from Doug to scan and send to Frazee. [Jay will report back the revised colors.](#)
8. Old Business
9. New Business
10. Member Forum
- a. Lot 12 presented an ARC request to paint their house to match the original Scheme 4. Doug took the Request for the ARC.
 - b. Lot 57 asked if they could decline the coupon book to save money. Jay noted they are purchased "en masse" and there's no way to ask the rest of the Members if they want them or not prior to when they need to be purchased and sent out.
 - c. Lot 57 asked about the various multi-colored walls on the corner lots that have been painted by Graffiti Busters. Jay noted that letters have been sent.
11. Meeting was adjourned at 8:13 p.m.

Respectfully Submitted,

Jeanette Socaciu, Secretary / Treasurer