

**DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION**  
**MINUTES**  
**BOARD**  
**THURSDAY September 29, 2016**  
**Community Sail Club**

A Regular meeting of the Board of Directors of Desert Shores Racquet Club Homeowners Association was held on September 29th, 2016 in accordance with the By-Laws. The meeting was called to order at 6:00 PM by President Vincent Pagone.

**I. Board Members Present:**

President	Vincent Pagone
Treasurer	Jennifer Metzger
Secretary	William Smith

**Board Members Absent:**

**Others Present:** Thomas Kelly, representing management (FCCMI) Kristen Riley, representing landscape (Par 3) and Marvin, representing security (G4).

- II. Homeowner Comments:** Three (3) homeowners were present.
- III. Minutes:** William Smith made a motion to have a correction adjustment for July 28th, 2016 Meeting Minutes. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved.
- IV. Financial Business:** William Smith made a motion to approve the July and August 2016 Financial Statements. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was approved by a majority vote.
- V. Management Report:** Will be discussed as the meeting continues.
- VI. Landscape Report:** Kristen Riley representing Par 3 reported that pine needle season is over and the weeds in the Community have slowed down as well. Par 3 stated they currently still are working on the green belt shrubs. Par 3 indicated that winter fertilization will be starting next week for the Association.
- VII. Security Report:** G4 Security stated they currently are establishing a monthly report of irrigation leaks, open garage doors, number of vehicle violations notated, and etc. for the Association.

The Board of Directors indicated that no break ins or violations were reported. A homeowner present complimented G4 Security in rescuing their pet dog.

**VIII. Desert Shores Representative Report:** Desert Shore Masters Association Board of Directors Meeting approved to install 1,040 ft. fencing on Lake Jaclyn which will separate the lake from the lagoon pool to the Racquet Club.

The Board of Directors of Desert Shore Racquet Club stated that a draft request will be sent to the Board of Directors of Desert Shore Masters Association requesting to coordinate with the Board of Directors of Racquet Club about the study and any resolution to the real or perceived issue due to the Desert Shore Racquet Club is the only Association being impacted with the fence installation.

**IX. Architectural Committee Report:** The Architectural Committee has indicated the new paint schemes "Timeless" was selected for the Community, which will require an ARC application that can be requested from Management with the selection of the new paint schemes.

**X. Social Committee Report:** Social Committee is encouraging homeowners to attend the second Saturday for discussion regarding about the Association. Social Committee also indicated that the Halloween Potluck Party will be held on Friday October 28, 2016.

**XI. Unfinished Business:**

**A. Racquet Club Color Schemes:** William Smith made a motion to approve the Racquet Club color schemes as recommend from the Architectural Committee. Jennifer Metzger second the motion. The floor was opened for discussion. The question was called and the motion was approved by a majority vote.

**B. Boat Doc Review:** William Smith indicated that he reviewed all one hundred and ninety-five (195) deeds, transfer and deeds of trust regarding the boat docs. William Smith stated he discovered forty-seven (47) deeds which provides exclusive easement and that no individual owns the boat slip, which led to the discovery of the actual ownership of the boat slips which entailed Desert Shore Racquet Club Homeowners Association as its rightful owner.

William Smith reviewed the CC&R's with a Lawyer and Management which came to a conclusion that any homeowner with exclusive easement with their appointed boat doc has the rights to either allow anyone to park their boat or sell that individual spot for the selected boat doc as stated on the exclusive easement.

The Board of Directors stated that a letter will be sent to all individuals listed for Nevada Title Auction back in 1993 regarding the boat slips and it will be the homeowner's responsibility to retrieve the deed that reflects the exclusive easement with Nevada Title.

**XII. New Business:**

- A. Solicitation of 2017 Budgetary items:** The Board of Directors indicated the Budget Ratification Meeting will be on November 17, 2016. The listed items are examples of future projects for the Association like the townhome roofs, townhome cement drive ways, gate access security, gate license plate reader, improvement of green belt way and etc.

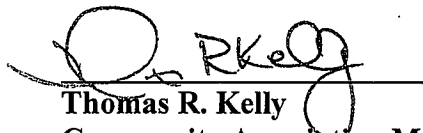
**XIII. Upcoming Meetings: (6:00pm)**

**Remainder of 2016 Meetings: Friday October 28<sup>th</sup> with Halloween social to follow, Thursday November 17<sup>th</sup>, no scheduled meeting in December.**

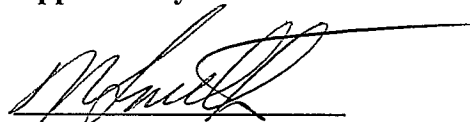
- XIV. Homeowner Forum:** Three (3) homeowners were present. Discussion was about the following topics: Pigeon roof issue, homeowner requested assistance from the Board of Directors and Management. Replacing the landscaping company, a homeowner present requested the status on replacing the current landscaping company. The Board of Directors suggested to have a list formed stating the location of dead plants or weeds so the issue can be brought up to Par 3 until the Landscape company replacement issue is resolved which will be looked into next year. Spider issue, another homeowner present was concerned about their pets being bitten and requested assistance from the Board of Directors. The Board of Directors stated to the homeowner that they will have Management contact Pest control to rectify the issue. Townhome renovation claim, another homeowner present requested assistance regarding a renovation claim on the homeowner's property. Management suggested to the homeowner to submit the bill claim to the Board of Directors which will be sent to the insurance company to delegate the claim whether to be approved or disapproved.

- XIV. Adjournment:** With no further business to be brought forth to the Board, Vincent Pagone made a motion to adjourn the meeting at 7:56 P.M. Jennifer Metzger seconded the motion.

**Submitted by:**

  
**Thomas R. Kelly**  
**Community Association Manager**

**Approved by:**

  
**William Smith**  
**Secretary**