

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
MINUTES
BOARD OF DIRECTORS MEETING
June 29, 2017 at 6:00PM
Community Sail Club

A Regular meeting of the Board of Directors of Desert Shores Racquet Club Homeowners Association was held on June 29, 2017 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	William Smith
Secretary	Jennifer Metzger

Board Members Absent:

Others Present: Thomas Kelly, representing management (FCCMI) and Tom Harper & Mike, representing security (G4) and James Zaino representing Landcraft.

- II. Homeowner Comments:** Six (6) homeowners were present. Homeowner at 2525 Seascape stated that he was recording the meeting. A homeowner present had a question regarding agenda item New Business section (a) "Lumar General Maintenance contract", she noticed that the contract was dated back in 2015, her question was whether the contract will be reviewed? She noticed that the cob webs on the guard house went way beyond when it should have been done, Lumar's contract states 4 times a year. Do they specify a calendar day? Does the HOA pay extra? The Board indicated that it depends a lot on the weather, they do come every quarter and that there was no extra payment due to their contracted times.

The same homeowner had questions regarding financials and fines. How much is the total on outstanding fines and the collection process? Board of Director William Smith indicated that there are approximately \$9,000 in outstanding fines, which approximately \$7,500 are satellite dish fines. Excluding the \$7,500 satellite dish fines there is a total of \$1,500 in outstanding fines. The process in collecting pertains with a date and timeline on when the fines are collected, the homeowner is then notified they have 90 days period to rectify their account into good standing. If the homeowner still refuses to rectify the issue depending on the amount and the type of fine the account is sent to a collection company. The same homeowner had a question how long does it go before account is written off? William Smith replied that the balance is reviewed quarterly and every month every account is reviewed. The board has recently obtained the service of a new collection agency and have requested that the accounts from the former collection agency be transferred to the new agency.

- III. **Minutes:** William Smith made a motion to approve the May 25, 2017 Meeting. 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 May 2017 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 throughout the meeting.
- VI. **Landscape Report:** Landscape committee indicated that they are holding off on a lot of the major projects due to the extreme heat weather, a majority of their focus is making sure the plants survive throughout the summer. There are 5 small projects they are able to move forward on with bush replacements. Rockscaping for 2605 & 2601 Sea Shore Dr. is still in the process of being completed. Landcraft indicated that the palm tree will be cared for on July 19, 2017.
- VII. **Security Report:** G4 Security reported this month was 26 calls for service, 29 garage doors open with 2 garage door repeat offenders, 1 irrigation flags, 3 lights reported out and 11 parking vehicle violations.
- Jennifer Metzger notified the membership that Safe Cam is now established now for Desert Shore Racquet Club and is also requesting homeowners to sign up with the free phone app called Next Door, which will help homeowners with notifications of what is going on around their surroundings.
- A homeowner present had concerns regarding the pool access and pedestrian gate. The Board indicated that they will look into tightening the spring or replacing it with a stronger spring and see if the current system the HOA has a capability to an alarm sound notifying when the gate is open.
- VIII. **Desert Shores Representative Report:** During the Desert Shores Board of Directors Meeting in Homeowners Forum section, Sea Glenn HOA had a complaint on a section (a) housing which a particular property had severe problems that included had multiple cars and S.W.A.T involved during this incident. A majority of the conversation revolved around security and concerns throughout the Desert Shores Association. There was concerns on how the landscaping in Desert Shores did not look so well. A Wild Life Policy approved during this meeting. Lighting improvement project at Lake Jaclyn, a summary design will be presented.
- IX. **Architectural Committee Report:** Architectural committee will only consider submitted applications, also master guidelines are considered.

X. **Social Committee Report:** Memorial Day was a great turn of events, the Boat Parade had about one dozen boats the participated. July 14, 2017 two events will be established and doors will open at 6:00pm for para sails and cabaret nights.

XI. **Unfinished Business:**

A. **Grant application:** In January, the association applied for a Neighborhood Funding Grant from the City of Las Vegas, which is providing up to \$5,000 for any Homeowners Association. The grant has 3 areas they focus on which are security, culture and beatification. The Board requested for 2 types of funding, \$2,500 for front gate security camera enhancements and \$2,500 for sail club security lighting. At the end of the month the Board will be notified if the request has been approved.

XII. **New Business:**

A. **Lumar General Maintenance contract:** William Smith made a motion to approve the submitted proposal from Lumar General Maintenance for the job description enlisted within the contract for \$1,110 per month. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called and the motion was unanimously approved.

B. **Satellite dishes:** The Board tabled this agenda item until the next Board of Directors Meeting.

XIII. **Upcoming Meetings: (All meetings will be held on Thursday in Sail Club at 6:00pm unless otherwise indicated)**

July 27th, no scheduled meeting in August, September 28th, October 26th, November 30th, no scheduled meeting in December.

XIV. **Upcoming Planning Meetings at FCCMI Office: (All meetings will be held on Thursday in FCCMI at 10:00 AM unless otherwise indicated)**

June 29th

XV. **Homeowner Forum:** Note that each owner may speak for a maximum of three minutes. Homeowners are expected to conduct themselves in an orderly and professional manner. A homeowner present had a question regarding the gate extension in the HOA. Another homeowner present had questions regarding a vehicle variance policy. A third homeowner had a complaint regarding a large truck taking two parking spots and the same homeowner had a complaint regarding garbage cans.

Jennifer Metzger indicated that several emails are being sent out to the Management Company and the Board which are condescending and rude. The Board is requesting the Membership to please stop, proofread and think before a rude email is sent out to Management Company.

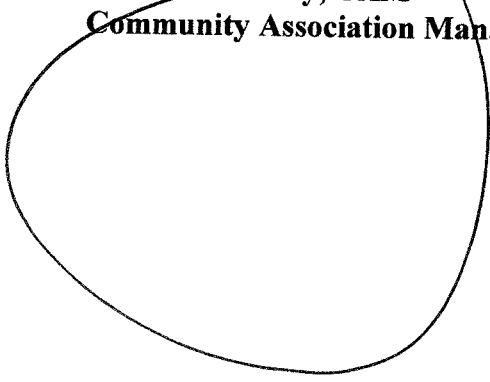
The Membership stated that a newsletter should be generated to remind homeowners that the Board of Directors do not get paid for what they do as this is a volunteer position.

XIV. Adjournment: With no further business to be brought forth to the Board, William Smith made a motion to adjourn the meeting at 7:30 P.M. Jennifer Metzger seconded the motion.

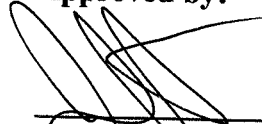
Submitted by:



Thomas R. Kelly, CAM
Community Association Manager



Approved by:



Jennifer Metzger
Secretary