

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
MINUTES
BOARD OF DIRECTORS MEETING
November 29, 2018 at 6:00PM
Community Sail Club

A Regular meeting of the Board of Directors of Desert Shores Racquet Club Homeowners Association was held on November 29, 2018 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
Vice President/Secretary	Jennifer Metzger
Treasurer	William Smith

Board Members Absent:

Others Present: Chris Riestra-Schneider, representing management (FCCMI), Leo Kessler, representing Landscape Committee and Ari, representing G4S Security.

II. Homeowner Comments: Five (5) homeowners present.

A homeowner present announced he was audio recording the meeting.

III. Minutes: William Smith made a motion to approve the October 18, 2018 Meeting Minutes contingent the correction under unfinished business of stating the replastering of the spa is required by the Southern Nevada Health District. The second correction being under the financial business to state that William Smith discussed the financial condition, including balance sheet, income statement and the reserve account activity compared to budget. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

IV. Financial Business: William Smith discussed the financial condition, including Balance Sheet, Income Statement and the Reserve Account activity and balance, and the operating performance compared to budget. William also advised the Board there was a correction discovered in the September 2018 financials of approximately \$69,000 due to an adjustment that was incorrectly recorded. This correction has been verified with Bainbridge, Little and Co. and the correct reserve amount reflects the common area and townhouse. A motion was made to approve the October 2018 Financials as presented. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved.

V. Management Report- Chris Riestra-Schneider reported since the last Board Meeting, Wednesday's on-site have consisted of meeting with residents concerning billing questions and receiving payment, gate remotes, ARC application questions, and maintenance concerns. He has also met with vendors regarding maintenance in the sail club and boat dock lighting. Chris indicated he also reported three leaking back flow valves to the Las Vegas Water District. Chris also reported the treadmill in the racquet club is out of service to which he obtained two proposals for repair under new business.

VI. Landscape Report: Leo, representing landscaping discussed with the Board the trimming project proposal to trim twenty-nine plants and remove three trees throughout the community for \$1,730. The Board discussed setting up a walk through to further discuss the trimming project.

Security Report from G4S: Ari, representing G4S reported that for November there were thirteen garages open, eight garage lights were reported out, two flagged irrigations, twenty-nine calls were received and there were thirty-three parking violations. Ari also reported there were eleven garage lights, two porch lights an entire dock lighting out and three medical emergencies on property reported for November.

VII. Desert Shores Representative Report: The elections for the master Board Association have occurred and two new Board members have been selected for the Master Board Association.

VIII. Social Committee Report: The Board reported the next event will be Christmas Caroling with Santa on December 6, 2018. There will also be a New Year's Eve Party event on December 31st from 6-9 PM.

IX. Unfinished Business:

A. Painting Update-The Board reviewed and discussed proposals from the following companies:

- **Unforgettable Coatings Inc-** submitted a proposal to prep and paint the Racquet club and sail club and pool fence with Protec Alkyd for \$11,083.
- **O'Donnell painting and Contracting-**submitted a proposal for the racquet club building, pool fencing and the sail club building for 10443.
- **D and R General Contracting and Design-** maintained their proposal for the Racquet club building, guard station, pool fencing and sail club for \$9,773.

The Board unanimously agreed to table this item until further discussion at the next Board meeting.

X. New Business

- A. Ratification of Landscape Maintenance Contract-** William Smith made a motion to approve the landscape maintenance contract with Earth Green for \$5,885 monthly as of January 1, 2019. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved.
- B. Security Contract-** The Board discussed forming a security committee to seek a new management contract.
- C. Townhome Roofs Update-** Management advised we are still currently waiting to receive an update on the town home roof report with PRS Roofing.
- D. Treadmill-** Management advised there is a broken treadmill in the Racquet club in need of repair to which the Board reviewed the following options for repair/replacement:
- **The Dumbell Man-** submitted a proposal to repair the run belt, run deck, speed sensor, and power sock for \$850.32.
 - **The Dumbell Man-** submitted a proposal for replacement with a new True Psi 1000 Treadmill for \$2,869.65 to include the removal of the current treadmill.
 - **The Dumbell Man-** submitted a separate proposal for replacement with a new True Psi 900 Treadmill for \$3,356.78 to include the removal of the current treadmill.

The Board unanimously agreed to table this item for further review at the next Board meeting.

- E. Upcoming Board Meetings: (All meetings will be held on Thursdays in Sail club at 6:00 PM unless otherwise indicated)**

No scheduled meeting in December. January 31st

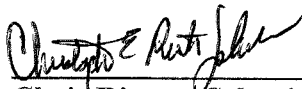
- F. Upcoming Planning Meetings at FCCMI Office: (All meetings will be held, as scheduled, on Thursdays in FCCMI Office at 10 AM unless otherwise indicated. A copy of the agenda will be provided 3-days in advance upon request.)**

December 13th, January 24th.

G. Homeowner Forum: A homeowner present had a comment regarding a violation he received for painting the trim of his garage door and questioned what the approved paint colors are. This homeowner also commented that he noted there are several other homes that are in the same violation. Another homeowner present made comment regarding the capability to pay yearly assessments in one payment. That same homeowner also commented on the environmental effect the annual fireworks have on the community and the turtles.

Adjournment: With no further business to be brought forth to the Board, William Smith made a motion to adjourn the meeting at 7:24 PM. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

Submitted by:



Chris Riestra-Schneider, Prov-CAM
Provisional Community Association Manager

Approved by:



Jennifer Metzger
Secretary/Vice President