

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
MINUTES
BOARD OF DIRECTORS MEETING
January 31, 2019 at 6:00PM
Community Sail Club

A Regular meeting of the Board of Directors of Desert Shores Racquet Club Homeowners Association was held on January 31, 2019 in accordance with the By-Laws. The meeting was called to order at 6:00 PM by President Vincent Pagone.

I. Board Members Present:

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| 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.

Vincent Pagone made a motion to add the items; treadmills, golf cart, landscape proposals, guard house windows, and painting update to the agenda.

III. Minutes: William Smith made a motion to approve the November 29, 2018 Meeting Minutes. 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. A motion was made to approve the November and December 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 Management's new office is located 3100 W Sahara Ave Suite 203 and provided the Board with his new email as well.

VI. Landscape Report: Landscaping is currently working on pruning maintenance of the ninety-one Pine Trees and valve irrigation throughout the common area. Leo discussed with the Board the proposal from Earth Green for the 24-station controller replacement located at Golden Sands drive near the pool area for

\$622. Leo also reported landscaping has replaced needed sprinklers and has been working with an Arborist regarding landscaping needs and indicated the next Board meeting Landscaping will present the Board with plans of focal points throughout the community. William Smith made to approve and ratify the expenditures of the 24-station controller replacement for \$622, the two Palm Tree Skinning for \$384, and the Sail house plant removal and Palm Tree stump grinding for \$760. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved.

Security Report from G4S: Bonnie, representing G4S Security reported the Corporation has been restructured and Tom Harper, the former general manager is no longer with G4s Company. Ari, representing G4S Security reported for December there were eight open garages, five lights taped, one flagged irrigation, thirty-five calls received, eight parking violations, one porch light, two medical emergencies, and metro police responded to three calls received. Ari also reported for January there were no fire and rescue reported, two garages open, four lights taped, zero irrigation, twelve calls received, eleven parking violation, ten house lights, and one porch light.

VII. Desert Shores Representative Report: Iruka reported the next meeting Master Board Association meeting will be February 27, 2018 at 5:30 PM. The ad hoc restate committee and the Board will be discussing revising the CC&Rs and By-laws. There will also be town home meetings to discuss any concerns/questions on Wednesday April 17, 2018 and May 9, 2018. There will be Valentine's Day lantern's available for purchase for \$10 each. Iruka also reported there were twenty-three dead bony fish reported in lake Madison and no negative findings in the reported for what may have caused this death and further research will be continued.

VIII. Social Committee Report: The Board reported the next social event will be the Super Bowl event will be Sunday, February 3, 2019. The Board also advised the Ping pong group is currently every Wednesday from 9AM-1PM may be switching to every Saturday. The Board also discussed a tentative date for the pool opening on March 30, 2018.

IX. Unfinished Business

A. Painting Update- The Board discussed the previously obtained 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.

William Smith made a motion to accept the proposal from Unforgettable Coatings Inc for \$11,083. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved. The Board discussed this project beginning mid-March and there will be new paint color schemes to be determined.

Guard House Windows: The Board reviewed a proposal from BRL's Window and Doors to replace two windows at the Guard house for \$1,516. Jennifer Metzger made a motion for the approval of \$1,516 for the replacement and install of the two Guard house windows. William Smith seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved.

B. Security Contract Update- The Board discussed soliciting for new security contract proposals to the five companies recommended by the security committee and anticipates a new security contract at the next Board meeting.

C. Townhome Roofs: The Board reported we have received the roofing report from Professional Roofing Services indicating there is \$80,000 of roofing repairs needed; \$22,000 being preventative maintenance, and \$58,000 in immediately needed roofing repairs. The Board has requested Management reconcile the suggested repairs needed compared to the previous roofing repairs done by Professional Roofing Services.

D. Treadmill Repair: The Board reported both treadmills have been repaired since the last Board meeting. Will Smith made a motion to ratify the two treadmill repairs for \$850.32 each. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved.

X. New Business

A. Entry Gate Phone System: The Board reviewed the proposal from Innovative Access LLC to remove and replace the existing door king phone board and existing to keypad to exchange with an upgraded revision W or greater phone board with a new retro fit lighted keypad for \$1,919.04. The Board unanimously agreed to table this item for further review and solicit additional proposals.

B. Gate Access- The Board discuss different options for gate access.

C. **Speed Limit Sign:** The Board reported the speed limit sign has been installed and is complete.

D. **Golf Cart-**The Board discussed purchasing a new golf cart due to the lifespan of the existing golf cart and parts no longer being available. After discussion, William Smith made a motion for the approval of the purchase a new golf cart not to exceed \$6,500. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved.

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

February 28th, March 28th, April 25th (Annual Meeting after board meeting), May 30th, June 27th, July 25th, August 22nd, September 26th, October 24th, November 21st, and no meeting in December.

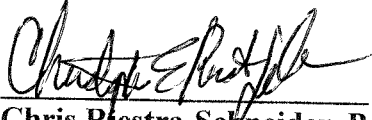
F. **Upcoming Planning Meetings at FCCMI Office: (All meetings will be held, as scheduled, on Thursdays in FCCMI Office at 10 AM unless otherwise indicated. A copy of the agenda will be provided 3-days in advance upon request.)**

March 21st, April 18th, May 16th, June 20th, July 18th, August 15th, September 29th, October 17th, November 14th, and December 19th.

G. **Homeowner Forum:** A homeowner present had a question regarding the common area lighting that will be phasing out. Another homeowner present made a comment regarding appreciating the instructions of the how to pay make a one-time payment and advised he is impressed with the management staff. Another homeowner present made a comment thanking the Board for the recent dig up of her Ash Tree roots near her unit. Another homeowner present made a comment regarding being hit by an automobile as a pedestrian and questioned what the Association's liability is due to not having sidewalks.


H. **Adjournment:** With no further business to be brought forth to the Board, William Smith made a motion to adjourn the meeting at 7:33 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