

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
MINUTES
BOARD OF DIRECTORS MEETING
February 28, 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 February 28, 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:

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, Melissa Gonzalez, representing Earth Green and Bonnie Beauregard, representing G4S Security.

II. Homeowner Comments: Six (6) homeowners present.

Vincent Pagone made a motion to add the items; technology bids and insurance renewal to the agenda. William Smith seconded the motion. With two members of the Board in favor, the motion is passed.

III. Minutes: William Smith made a motion to approve the January 31, 2019 regular meeting minutes contingent the correction of the spelling of Iruka's name. 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 January 2019 Financials as presented. Jennifer Metzger seconded the motion. The floor was opened for discussion. The question was called, and the motion was unanimously approved.

2018 Tax and Audit Proposal: The Board reviewed a proposal from Bainbridge, Little and Co for the 2018 tax preparation for \$125 and the audit for \$1,350. William Smith made a motion to retain Bainbridge, Little and Co for the 2018 tax and audit at \$1,475. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

V. **Management Report-** Chris Riestra-Schneider reported the annual elections will be held on April 25, 2019 for the two open positions of the Board of directors. The nomination forms will be sent out on March 4th, 2019 and will be due back to FCCMI by April 3rd, 2019 and if needed ballots will be sent out on April 5th, 2019 and the deadline to return the ballots will be 5PM on April 25th, 2019. Chris also indicated the painting of the clubhouses and guard house will begin on March 11, 2019. The schedule is as follows: March 11th will consist of power washing all areas to be painted and start prepping pool area fencing and stucco walls, and entrance gates. March 12 will consist of painting the fencing and stucco walls and prepping the main Guard House and Racquet Club Clubhouse. March 13th-15th will consist of painting the Racquet Club Clubhouse and Guard House. March 16th and 18th will consist of painting the Sail Club.

VI. **Landscape Report:** Leo Kessler, representing landscaping committee reported landscaping has consisted of the pruning of the shrubs and grasses. The greenbelt irrigation is being inspected and extended for proper water coverage for the shrubs and any emitters that need replacement. Leo also reported the control valves are also being inspected and cleaned thoroughly from soil and debris. Wire nuts need replacement and are being replaced with water-proof wire nuts. A detailed map is being created for the location of valves, controllers, and meters. The 24-station controller has been replaced located near the pool on the breezeway was completed on February 1st. The drip emitters are being spread out from the trunks of the trees through sections. The Sail house and pool area plant pruning, removals, and Palm Tree skinning have been completed.

Melissa Gonzalez, representing Earth Green reported that as a result of the pruning of the dead branches of the Pine Trees in December insects entered through the exit holes killing off branches. Melissa indicated she recommends a deep root fertilization mixed with insecticide to prevent further damage. These applications would be applied in the Spring and the Fall. Two proposals were presented before the Board for this deep root fertilization from the following companies:

- **Select Services-** submitted a proposal for a three-combo mix consisting of natural blend fertilizer, iron and systemic insecticide to the trunks and soil of the eighty-seven Pines trees to be applied in the Spring and Fall for \$2,400.
- **Arbor Works-** submitted a proposal for the deep root fertilization with insecticide in the Spring and Fall of the eighty-seven Pine trees for \$2,436.

After discussion, William Smith made a motion to approve the proposal from Arbor Works for the deep root fertilization with insecticide in the Spring and

Fall of the eighty-seven Pine trees for \$2,436. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

The Board also reviewed a proposal presented by Earth Green for the dirt removal for clearance on the sides of the Sail Club building for \$460. William Smith made a motion to accept the Earth Green proposal for the dirt removal for \$460. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

Security Report from G4S: Bonnie, representing G4S Security indicated for the month of February there were eight open garage doors, four lights taped, zero irrigation flagged, twelve calls received, one land line call received, one parking violation, four garage lights, zero porchlights and zero fire/rescue reported. Bonnie also provided the Board with a crime report of the surrounding areas within a half mile radius

VII. Desert Shores Representative Report: Carol, reported the Master Board Association meeting discussed revising the CC&Rs and the NRS statutes. There will also be town home meetings to discuss any concerns/questions on Wednesday April 17, 2019 and May 9 2019.

VIII. Social Committee Report: The Board reported the Super Bowl event was a success. The ping pong group is now every Saturday from 10AM-1PM. The pool opening will be Saturday, March 30, 2019 with a Pool Party. The second Saturday will be held on March 9th at 10:00 AM at the Sail Club previewing a performance by Giacomo the magician.

IX. Unfinished Business

A. Security Contract (Open Bids): The Board reviewed three proposals from the following companies:

- **Vet-Sec Protection Agency-** submitted a proposal for fifty-six hours with an hourly rate of \$21.71.
- **Marksman Security Corporation-** submitted a proposal for fifty-six hours for \$23.50 hourly.
- **G4S Secure Solutions-** submitted a proposal for fifty-six hours with an hourly rate of \$20.34 with a holiday rate of \$28.48.

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

B. Painting Update (Both Clubhouses and Guard house): Management reported the result the recent poll of options provided for the available color schemes of both Clubhouses and the guard house the favored color

schemes are Country Dweller for the stucco and Ivory Ridge for the trim. Jennifer Metzger made a motion to approve the color scheme 10. Vincent Pagone seconded the motion. With William Smith abstaining, and all others in favor, the motion is approved.

C. **Entry Gate System Upgrade/ Replacement:** The Board reviewed three proposals from Innovative Access for different entry gate systems. The options were the following

- **Option 1-** To remove the existing phone system and install doorking phone system, Model 1837-080 using the existing high and low voltage for \$5,968.20
- **Option 2-** To remove the existing doorking phone system and support post, and install a liftmaster cap XL phone system with innovative access to connect all wiring from the phone system to the gate operators for \$5,535.59
- **Option 3-** To install one weigand receiver, 433 Mhz, with tuned antenna using existing doorking phone system, supplying 1-button transmitter for \$433.44.

After discussion, the Board unanimously agreed to table this item for further review at the next Board meeting.

D. **Townhome Roofs Update:** After meeting with PRS to discuss to the roofing preventative maintenance needed it was advised that several of the flat roofs that were previously repaired within two years need additional repair due to the buildings shifting. The Board unanimously agreed to table this item to receive a proposal from PRS and Roofing Southwest.

X. **New Business**

A. **Neighborhood Partners Fund Grant (Boat Docks):** The Board reviewed two proposals from West Craft Incorporated. The first proposal was to provide 110v electrical outlets and lighting to seven existing floating docks for \$20,800. The second proposal was to form and place seven 12' x 12" concrete footings for seven bollards being installed by electricians for \$44,324. The Board unanimously agreed to table the boat dock electricity proposals for further review at the next Board meeting.

After discussion, William Smith made a motion to go forward with the Neighborhood Partners Fund Grant to fund targeting gate security. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

B. **Landscape Plans 2019:** Leo and Melissa presented the Board with eight proposals from Earth Green for focal point landscape projects surrounding the Townhomes. The proposals were as follows:

- **Focal Point Project 1:** At 2660 Golden Sands consisted of

removing dirt and installing 3/4" rock material and 2'-4' chunky rock material as well as planting one Red Bird of Paradise and two 3-gallon Coral Fountain Russelia plants for \$1,175

- **Focal Point Project 2:** At 2661 Golden Sands consisted of removing dirt and install 3/4" rock material and planting four 3-gallon Dallas Red Lantana, one 5-gallon Red Bird of Paradise, two 5-gallon Peruvian Apple Cactus, and four 5-gallon Regal Mist plants for \$3,032.50
- **Focal Point Project 3:** At 7833 Starfish Court consisted of disposing dirt and installing 3/4" rock material and 2"-4" chunky rock material as well as planting five 3-gallon Dallas Red Lantana and one 5-gallon Chaste Tree for \$2,055.
- **Focal Point Project 4:** At 2661 Starfish Court consisted of removing dirt and installing 3/4" rock material and 2"-4" chunky rock material and planting thirteen 5-gallon plants of mix variety for \$5,420.
- **Focal Point Project 5:** At 2660 Seahorse Drive consisted of dirt removal and installing 3/4" rock material and 2"-4" chunky rock and planting three 3-gallon Coral Fountain Russelia and rejuvenation soil for \$1,683.75
- **Focal Point Project 6:** At 2657 Seahorse Drive consisted of dirt removal and installing 3/4" rock material and 2"-4" chunky rock and planting eleven 5-gallon plants of mix variety for 6,300.
- **Focal Point Project 7:** At 2660 Seahorse Drive consisted of dirt removal and installing 3/4" rock material with 2"-4" chunky rock and 3"-12" Arizona River Rock and planting seven 5-gallon plants of mix variety and rejuvenation soil for \$5,897.50.
- **Focal Point Project 8:** 2661 Seahorse Drive consisted of dirt removal and installing 3/4" rock material with 2-4" Chunky rock material, existing Chunky to be cleaned and placed at this location. Planting seven 5-gallon plants of mix variety for \$3,584.

The Board unanimously agreed to table this item for further review at the next Board meeting and requested a detailed walkthrough to discuss these focal point landscaping plans.

C. Pool Deck Repairs: The Board reviewed three proposals from the following companies:

- **Adame Construction-** submitted a proposal to provide repairs at 4 x 4 square of pool deck, remove flaking material, apply Westcoat TC-3 texture and SC-10 Acrylic topcoat and paint all pool deck to match for \$5,489.24
- **Restoration Specialist Inc-** submitted a proposal for the pool deck spot repairs and apply an armor sealer to the entire pool deck, color to match existing as close as possible for \$13,324.
- **D E Croft Concrete Inc-** submitted a proposal to clean and prep

area around pool and hot tub and paint to match existing. Grind off old cool decking where it is peeling near exit gate and re-cool deck and paint for \$1,400.

William Smith made a motion to accept the proposal from D E Croft Concrete Inc for the pool deck repairs for \$1,400. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

D. **2019 Palm Tree Trimming:** The Board reviewed four proposals from the following companies:

- **Champion Solutions-** submitted a proposal to trim seventy-four Mexican Palms and three Canary Palms for \$2,340.
- **First Choice Tree Service, Inc-** submitted a proposal to trim 10-2 and remove seed pods from seventy-four Mexican Fan Palms and trim and remove fruit on three Canary Island Date palms for \$3,500.
- **Seven Brothers-** submitted a proposal to trim seventy-four Mexican Fan Palms and three Canary Palms for \$2,785.
- **Tree Solutions-** submitted a proposal to trim seventy-four Mexican Fan Palms and three Canary Island Palms for \$3,556.

Vincent Pagone made a motion to approve the proposal from Seven Brothers for the palm tree trimming for \$2,785. William Smith seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

E. **Sail Club Utility Door Replacement:** The Board reviewed three proposals from the following companies:

- **BRL's Windows and Doors-** submitted a proposal to supply and install a pair of double doors for \$3,944.50
- **Restoration Specialist Inc-** submitted a proposal to remove existing double doors and install new metal frame with double doors for \$5,228.
- **Vortex-** submitted a proposal install a pair of residential louvered metal utility doors for \$1,540.

After discussion, William Smith made a motion to approve the proposal from BRL's windows and doors for the Sail club utility door for \$3,944.50. With no other Board members in favor of this motion, the motion does not pass. Vincent Pagone made a motion for the approval of the Sail Club utility door replacement not to exceed \$4,000. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

F. **Technology Bids:** The board unanimously agreed to table this item until the next Board meeting.

G. **Insurance Renewal-** The Board reviewed four proposals for the insurance renewal from the following companies:

- **Balsiger Insurance-** submitted a proposal with a total annual premium of \$43,810.
- **Menath Insurance-** submitted a proposal with a total annual premium of \$45,707.

After discussion, William Smith made a motion to approve the proposal from Menath Insurance with a total annual premium of \$45,707. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

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

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.

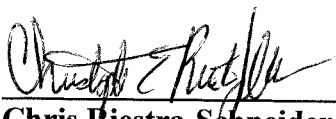
I. **Upcoming Planning Meetings at FCCMI Office: (All meetings will be held, as scheduled, on Thursdays in FCCMI Office at 10 AM unless otherwise indicated. A copy of the agenda will be provided 3-days in advance upon request.)**

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

J. **Homeowner Forum:** No comments.

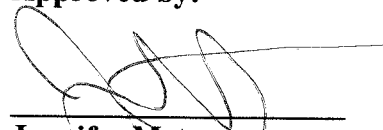
K. **Adjournment:** With no further business to be brought forth to the Board, William Smith made a motion to adjourn the meeting at 7:57 PM. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

Submitted by:



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

Approved by:



Jennifer Metzger
Secretary/Vice President