



Board of Directors Meeting Minutes
32-851 Desert Moon Drive, Conference Room
January 9, 2019 8:30am

• **Call to Order:**

President Linda Batson called meeting to order at 8:30 a.m., a quorum was established.

• **Roll Call:**

- a. **Board Members:** Linda Batson, Wally Tecklenburg, Sandy Barbon, Phil LaPierre, Pam Treece. Jan Arbour and Gary Burns on the phone. Absent: Mike Campbell
- b. **Staff:** Admin. Assist. Marcee Williams.
- c. **Guests:** 6 homeowners in attendance.

Approval of Minutes: December 5, 2018 Minutes. Moved by J. Arbour, seconded by W. Tecklenburg. Approved by all.

- **President Report:** L. Batson: The results of the ballot totals from the 2019 election were announced. The out-going board members were thanked and the new board members were introduced.
- **Vice President Report:** S. Barbon: No report.
- **Financial Report:** W. Tecklenburg: The December balance of the checking account was \$110,421. The reserve account is \$92,663. The contingency account balance is \$57,495. We now have separate bank accounts for the reserve funds and the contingency funds. There is \$5,882 in outstanding assessments. Total income for December was \$8,861. and expenses were \$23,605. Final expenses for the Cody property were \$1,711. The property was Quitclaimed to Cheveldave at the end of December. We are waiting for an insurance refund. Income exceeded our budget by about \$10,000. Expenses were under budget by \$74,500, most of which were legal expenses. We will be working on the 2018 audit & tax returns with our CPA, Charles Beck. Short discussion with new board members on accounting issues.
- **Secretary Report:** J. Arbour: Congratulations to the new board members. There will be an orientation on January 16 for all new board members. Office is functioning well. Staff evaluations were given.
- **New Business:**
 - Assistance Applications: W. Tecklenburg: Five applications for the assessment assistance fund received.

IX. Committee Reports:

- **Communications:** P. Treece: Happenings has been published since Oct. 2015 and community response has been very positive. Most costs are covered by advertising sold. Many of our advertisers have been with us from the beginning. Community emails are sent using Constant Contacts. We currently have 1,155 valid email addresses. The new website was sent up in 2016 and there are some changes that need to be made. The next step will be to provide some security access to the site and make it more user friendly. The Redbook is sent to all new owners and is available to any members. It is also available on our website. Thank you to the board & staff and welcome to the new board members.
- **Architectural:** G. Burns: Congratulations to the new board members. 14 applications received. 12 were approved. More information required on the others. One violation. No hearings.
- **Community Relations:** S. Barbon: The welcome committee have had 3 meetings for the new owners party. The clubs and organizations have been contacted. Plans have been coordinated with John Manack & Tina Benezra at the country club. Invitations will be sent today. The party will be on Friday, January 25 at 4pm. The disaster preparedness committee is still working on the storage container. It has been painted and will be moved soon. The community yard sale will be on Saturday, February 23. Balloons will be handed out to those selling. Community Council meeting will be on Thursday, January 31.
- **CC&R and Senior Housing:** M. Campbell: No report.
- **Rules & Regulations:** P. LaPierre: It has been a good year working with the clubs and management. We got a lot done, but other items did not come to fruition. We did not get the parking for golf carts outside the county club approved yet. Ron Weyant is no longer employed with Sierra Management. A new regional manager is yet to be determined. There has been a lot of personnel changes at Kort & Scott. Local management is working well with us. The legal council from Sierra Management was supposed to attend this meeting but, they are not able to join us. Sierra Management has hired Henry Ruiz as their compliance officer to assist in CC&R enforcement and to assist in collecting delinquent maintenance fees.

- **Information Technology**: J. Arbour: Thanks Mike Morrissey for all is technology assistance over the years. Brian Rouley will be working with the office on all future technology issues.
- **Action Log**: G. Burns: Discussion of items remaining on the action log.
- **Member Comments or Questions**: Deferred to the Saturday General Meeting.

Organizational meeting to follow in 10 minutes.

Meeting adjourned at 9:25am

/Signature on File/HOA Office
Jim Morton, Secretary

2-6-2019
Date