

MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES—JUNE 19, 2015

CALL TO ORDER: The meeting was called to order at 9:01 AM at the HOA Office of Mountain Shadows, 2000 Golf Club Drive, Palm Springs, CA 92264.

IN ATTENDANCE: Board Members: Wanda Elmore, Bill Oakland, Stone Fetterly, Judy Eaton, John Glatz, Celia Hart, Dick Ressler, Bob Stolhand, and Office Manager: JoAnn Williams. Ed Maiuro was in attendance via telephone.

Suzi Salazar, Division Manager of Universal Protection Service joined the meeting. Universal will be our security contractor beginning July 1, 2015. Universal has been a company since 1965 and in the valley for eight years. They do security work for 75-80% of residential communities, the three main hospitals, and numerous retail locations in the valley. For Mountain Shadows, they will provide cart and foot patrol on Friday and Saturday nights from 10PM to 6AM. They will check all common areas and “every nook and cranny.” We will have the same officer every weekend, Ron Manthe. During the remainder of the week, there will be two random patrols each night. Each officer on premises will be in uniform and carrying both a cell phone and a GPS unit. The officer’s report will be entered to his phone and uploaded to our office including a graph showing exactly where he patrolled around the complex and attach photos of any concerns or occurrences. Suzie will work to get business cards for each owner and a sign for the front gate. An owner can report security problems to their office; an office field training manager will get word to an officer for dispatch as necessary. Information regarding Universal will also be posted on our website.

APPROVAL OF MINUTES: The minutes of the April 17, 2015 meeting were reviewed and approved as presented.

HOMEOWNERS FORUM: Owner Nancy Ranallo attended a portion of the meeting. She complimented the Association on its good work.

COMMITTEE REPORTS:

Treasurer: Stone advised that there are four CD’s coming up in 2015. One for \$10,000 matures June 26. He will continue to look for the best return available for reinvestment. He reiterated that all of our monies are invested in insured entities.

Our reserves are currently at \$837,000 and operating at \$11,000. We continue to build our reserves.

Landscape: John reported that everything is going well. Our seasonal flowers have all been removed. We will talk about the new desert design in old business.

Security: As a follow up to the presentation from our new security contractor, Dick will meet with them for a walk through of the complex. Our new annual contract cost is \$22,785.96, up slightly from the prior vendor due to adding two additional patrol hours on each Friday and Saturday night. We tabled further discussion of additional cameras until we see how the new security firm is doing.

Insurance: Celia advised that no claims have been reported nor are there any pending. We now have confirmation of our Workers Compensation policy premium for 2015-2016. It dropped dramatically from \$1,094.75 to \$ 769.83 per month. Additionally we received an \$ 86.00 refund.

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Pools: Judy purchased 25 small tables at \$7.98 apiece. They have been stenciled with the Mountain Shadows information. We will keep them in storage until fall, then bring them out as they are needed. Judy reiterated the importance of keeping our pools clean as there is a moratorium on refilling pools at least until the end of October due to the drought.

We are up to date on pool repairs. They include expenditures for furniture upholstery repair (\$1,600) and spa heater replacement and pump installation (\$2,800).

Judy will follow up with Shawn to be certain they are no longer dumping the diatomaceous earth next to the sidewalk at the main pool.

Buildings and Architectural: The man hired to help do paint prep work left without warning. We have now hired Arturo Aguilera to help out. The repair needs are greater than anticipated due to dry rot. Bill will follow up with William to determine if the new wood needs primer or primer and paint prior to the painters starting work. The extra wages for the repair work will be moved to reserves as they are in anticipation of the painting.

Streets: Bob advised that the crack sealing will be done later this year. We still need the street legends repainted. JoAnn will put this at the top of William's list.

OLD BUSINESS:

- a) **Security – New 8 hour shifts – What hours to work:** It was previously agreed the weekend hours would be 10PM to 6AM.

We have recently had problems with kids coming into the complex and climbing the fence into the pools. JoAnn is communicating with a neighborhood watch person in the complex across the golf course. He will talk with the families with children who might be the offenders. It was moved, seconded and unanimously agreed to have William put a non-metallic flap on the non-keyed pool # 1 exit gate. Stone and Judy will work with him on this.

- b) **Master Plan for Water Restrictions re: Landscaping:** The drought water restrictions are in place. Our lawn areas are suffering somewhat. As necessary, bubblers are being rerouted to save our trees. Tree bags are not considered at this time in lieu of the bubblers.

John presented the findings of the landscape architect. She prepared a beautiful color plan with specific plantings (cacti and other drought-resistant plants) included. Currently we have \$4800 in the annual budget for our color planting. There are additional dollars budgeted for irrigation. John believes that the current proposal to “desertscape” the front entrance, fountain area and pavilion area will cost more than that but these plants will not need to be replaced every year. The rock recommended by the architect is DG (decomposed granite); the irrigation lines are the smaller black plastic lines with a variety of drip attachments. Andres of Genuine Landscaping is also looking into larger rock that may not attract weeds as quickly. The Board moved, seconded, and unanimously agreed to have John proceed with implementing what we are calling Phase I. The budget is up to \$10,000

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with a completion date by August 15, 2015 if it is feasible to plant in the heat. John will work with the architect and Andres regarding plant, rock and irrigation materials costs, labor, and weed control. The Board additionally moved, seconded, and unanimously agreed to have John work with the architect to plan out the other dirt planting areas in the complex (Phase II); \$ 200.00 was budgeted for this. The goal is to have this information for our next Board meeting.

- c) **Action Worksheet:** All items on the prior worksheet were completed. Celia will compile a worksheet for our current projects and distribute to the Board.

NEW BUSINESS:

a) **Liens and Foreclosures:** Items handled in the Executive session of our prior Board meeting are now being reflected in these open session minutes as follow:

1. APN: 681-350-040: It was moved, seconded, and approved unanimously to proceed with a Superior Court action.
2. APN: 681-341-053: It was moved, seconded, and approved by a vote of 7 for and 1 opposed to proceed with a foreclosure action.
3. APN: 681-341-057: The lien paperwork had previously been forwarded to counsel. The Board has now moved, seconded and unanimously approved the filing of this lien. A letter will be sent to the owner advising of charges to include legal fees.
4. APN: 681-341-054: It was moved, seconded, and unanimously approved to authorize a lien.

b) **CC&R's and By-Laws:** After discussion on whether any changes should be considered to our governing documents, the Board agreed that each member may chose or not choose to review those documents. We will discuss any questions, concerns or ambiguities found at the next Board meeting.

c) **Reserve Study:** It was moved, seconded and unanimously approved that we do a reserve study as required, believed to be every three years for onsite inspection. Our last such study was two years ago.

d) **Gate Directory System:** JoAnn advised that there have been problems getting access through the gate telephone entry system. She has two proposals: an upgrade of the system to correct the current problem (at a cost of \$2,500) or a new entry system (at a cost of \$9,950). The Board discussed, moved, seconded, and unanimously approved to upgrade our current equipment and authorized spending \$2,500 to do so.

e) **Other:**

1. Wanda reminded the Board the CC&R's do not allow an owner to remodel the interior of his/her unit if the work might involve "structural integrity" issues without the prior written approval of the Board.
2. An owner, Rory Poppenberg, sent the Board a letter of concern regarding the partial removal of a tree from in front of his house. There was

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discussion about whether the stump should be removed as they have been in some circumstances but not all. The Board moved, seconded, and approved unanimously with one abstention to having the stumps removed from Mr. Poppenberg's and Ms. Pierson's areas.

The open session meeting was adjourned to executive session at 12:03 PM.

Our next Board meeting will be on August 21, 2015 commencing at 8:30 AM with the Executive session. The Board will meet in open session at 9:00 AM. Both meetings will be held at the HOA Office of Mountain Shadows, 2000 Golf Club Drive, Palm Springs, CA 92264.

Respectfully submitted,

Celia Hart, Secretary