

MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES—AUGUST 21, 2015

CALL TO ORDER: The meeting was called to order at 9:37 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.

APPROVAL OF MINUTES: The minutes of the June 19, 2015 meeting were reviewed and approved as presented.

HOMEOWNERS FORUM: Owner Bob Smith came to the meeting before the Board went into executive session. He presented a current inventory of the pool furniture. Additionally he questioned when the entry tree lighting might be finalized. He will work on getting to the Board information on the cost of LED lighting. He also was concerned about the fountain being shut off. The Board addressed this after our session began. He will be given a copy of the water mandates per the Department of Environmental Health which state that fountains must be shut off.

Andres Garcia of Genuine Landscape came to explain the water mandates. They are in effect until April 2016. This means no scalping and reseeding of the lawns. We are cutting back foliage earlier this year because of the drought. The tree trimming will be delayed however to after October 24 when it is cooler. Two thirds of the trees have bubblers to help get water to them; the remainder will have them within the month. The new sprinkler system for the desertscape in front will be installed starting tomorrow. The beds can be planted in mid-September. The Board unanimously agreed to use the Indian Red rock (#314) in the beds and to replace the proposed barrel cacti with small boulders of a complimentary color. To date we have committed \$4,800.00 in labor. The retail costs for the plants is \$7,200.00; our costs will be less. The rocks have not been priced yet. The budget established remains but the Board agreed overrides are fine.

COMMITTEE REPORTS:

Treasurer: Stone advised that the cash flow is good. We are only one month into our new budget so no trends to discuss. The water costs continue to go down: May: \$4,461.00 to August: \$3,137.00.

Landscape: Previously covered with Andres. The Board members will submit information for a newsletter to accompany our owners September mailing to address the drought and landscaping conditions.

Security: The new security vendor is doing fine. JoAnn gets detailed reports every day. There have been no security incidents. There are still kids wandering through looking for a swimming pool. JoAnn has dealt with them and the police have been called. There is a broken window at #6147 Arroyo Road, #1 that has been taped. Bill will communicate with the owner to get it repaired.

Insurance: Celia advised that no claims have been reported nor are there any pending.

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Pools: Judy and JoAnn told the Board we had recently had our pools inspected by the Department of Environmental Health. They do this every three months. It was noted by them that we needed CPR instruction signs at the pools to include the name, address and phone number of the closest medical facility. They also requested the spacing below the pool fences to be adjusted to the required standard: two-inch gap above earth; four-inch gap above cement. We are awaiting the full report. JoAnn asked the inspector about draining the pools; only if chemicals cannot be replaced may we do so. On pool # 6 there is some raised cement and pool # 2 has some tiles off. Bill will handle this issue and oversee their correction by September 1. The Board agreed that the new small pool tables should be stenciled with Mountain Shadows across the top.

Buildings and Architectural: Ed submitted a summary of the painting project. The south face of the 6150 Montecito Drive building has been painted as a sample. It was noted that although it looks fresh it does bring out the siding flaws. Also, the trim color is not the contrast we would like to see. JoAnn will contact the painter on Monday about these concerns. Additionally she will make certain that the quality (highest grade) of paint being used is outlined in the contract. This spring letters went out to 13 owners who have deteriorating back patio covers advising them that repairs needed to be done (at the owner's expense) prior to painting. JoAnn believes most have been taken care of. Celia will meet with William next week to determine which covers still need attention. JoAnn will then follow up with those owners by phone. Notices will be sent to the owners advising when their building and carport will be painted giving them an opportunity to move personal property and autos. This should go out a minimum of two weeks before the painting begins. The contract says the whole complex should take about four months to complete. They will start September 9. No monies have been paid to date. We will arrange payment based on a certain number of buildings completed satisfactorily.

Streets: Bob advised that the crack sealing will be done later this year. The street legends will be repainted in time for the annual meeting.

OLD BUSINESS:

- a) **Reserve Study:** This year we will have a Level II Reserve Study which includes an inspection of the property. Wanda will sign the engagement letter with Bruce Wilcox, CPA. JoAnn will contact Mr. Wilcox to set up an inspection date for when Celia is in town to accompany him. Addition of line items to our reserves (such as insurance deductible, governing documents, and desert scape/tree removal). It was agreed that we will leave the miscellaneous category for these expenses.
- b) **Master Plan for Water Restrictions re: Landscaping/Over seeding:** This was discussed previously.
- c) **Building Painting at 6150 Montecito Drive:** This was discussed previously.

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NEW BUSINESS:

- a) **Liens and Foreclosures:** There were no new lien requests.
APN: 681-350-040 (no APN listed on the Assessment Recovery Department Status Report): It was moved, seconded and unanimously approved to proceed with the superior court action. Only payment in full will be accepted to quash the proceedings.
APN: 681-341-053: It was moved, seconded and unanimously approved to proceed with the foreclosure action.
APN: 681-341-057: Approval of the lien was unanimously approved in the June 19, 2015 open and executive Board meeting sessions. Celia will talk with the attorney to determine why there is a new request for a pre-lien letter. (The APN was corrected from -054 as -057 now is legible on the Recovery report.)
- b) **Tree Removal at 6105 Montecito Drive # 4:** The Board agreed to remove the dying tree. John will work with Andres to get it done.
- c) **Annual Meeting:** The annual owners' meeting will be held October 24, 2015 in the pavilion. The meeting will start at 9:00 AM with coffee and goodies provided earlier. One month prior to the meeting the owners will be sent notification and Board candidate nomination forms. The mailing will include a draft of last year's Annual Meeting minutes. (Celia gave copies to the Board for review and input prior to the mailing.) We will again have an evening soiree with this schedule:
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| 3:30 PM: | set up |
| 4:00 PM: | band starts |
| 4:30 PM: | social hour |
| 5:00 PM: | food |
- Bill and Bob will make certain the barbeque is set up and ready. Bill will get the food. Bill is in charge of a new event this year: the 50-50 raffle. JoAnn and Celia will work on securing logo wear for sale at the event. Each Board member needs to get agenda items for the meeting to JoAnn.
- d) **September CD for Reserve Painting Project:** The CD's coming due in September will help pay for the painting. Additionally we will draw funds from the PNB account.
- e) **Donut Season Social Fridays:** It was agreed to continue the Friday morning social hours next year January through March.

The open session meeting was adjourned to executive session at 12:15 PM.

Our next Board meeting will be on October 24, 2015 immediately following the annual homeowners meeting. The meeting will be held at the HOA Office of Mountain Shadows, 2000 Golf Club Drive, Palm Springs, CA 92264.

Respectfully submitted,

Celia Hart, Secretary