

**Mountain Shadows Homeowners Association
Minutes of Annual Board of Directors Meeting
October 27, 2012**

Call to Order: President Wanda Elmore called the Annual Homeowners meeting to order at 9:00 AM in the pavilion area of the complex.

Joanne M. Allen and Associates certified that over 50% of homeowners were present either in person or by proxy to provide a quorum.

In Attendance: Wanda Elmore, Bill Oakland, Stone Fetterly, Judy Eaton, Kinga Marcinkowski, Dick Ressler & Ed Maiuro. **Absent:** John Glatz

President Wanda Elmore introduced past presidents and board members. She also expressed her appreciation to past board members who were present at the meeting.

Approval of Minutes: The minutes of the October 22, 2011 board meeting were approved with a correction on a motion made, seconded and passed.

Committee Reports:

AUDITORS REPORT: Chuck Beck, CPA, reported he found our association one of the best managed and financially stable organizations of our size in the valley. We also have one of the lowest HOA dues which are \$310.00 per month. We had an operations loss of \$11,000.00 which was due in part to the severe wind storm. Also our delinquency, which is running about \$42,000.00 per year. Our reserves are one third of the total replacement cost which is a little low.

TREASURER: Stone Fetterly reported we are in very good shape financially. \$44.00 dollars of each collected monthly assessment goes into reserves. Our uncollected monthly assessments have paid a large part in our reserves not growing as expected. We have \$720,768.00 in the reserve account, which is an increase of \$83,000.00 since last year. This money is deposited in four banks, all in FDIC insured accounts.

LANDSCAPE: Kinga Marcinkowski reported how much she appreciates our landscaping crew. We had a very severe wind storm which caused extensive damage to our property. Our landscaping crew had our property back to normal within a week. Due to that storm we had to remove 12 eucalyptus trees that were dangerously close to structures. We improved two parking lots with desert scape last year and will do five more by April. She also suggested that all homeowners should think about adding their own flowers to the front of their units. She introduced Andres, our landscape contractor.

SECURITY: Dick Ressler reported no major problems this past year. Desert Protection is our security company. They should be called if you notice anything suspicious. Please make sure the office has a key to your unit in case of emergency. One homeowner reported he had his window broken twice recently and feels it might be kids trying to break windows. Everyone keep their eyes open. Also, homeowners are reporting the annoyance of barking dogs from several different units. We will look into this and do what is necessary to stop this annoyance.

A homeowner brought up the idea of spring closures on the pool gates. We will have William look into this. Dick will call our security office to have them talk to our security guard regarding dumpster diving at all hours in the night.

STREETS: Bob Stolhand reported our streets are 35 years old, but because we have underground utilities, redoing them would be prohibitive. We do crack repairing on the streets from May thru October and slurry the streets every few years. If you have a particular problem in your area please report it to the office.

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POOLS: Stone Fetterly reported that we will be looking into new furniture for the main pool and will distribute that furniture to the remaining 5 pools. We bought 2 new umbrellas for the main pool to create some shade as an experiment to see if they would be taken care of by all homeowners. Apparently they were not, they were being moved around the pool and one was found in the pool broken. They were not being put down after use. All pools will be heated by Thanksgiving.

INSURANCE: John Glatz was absent but it was reported we had no claims in the past year. We had two auto accidents in front of the complex, one requiring the replacement of our water valves, which was covered by the drivers insurance. We also had a homeowner's dog bite our mail carrier and that also was covered by the homeowner's insurance.

BUILDING & ARCHITECTURAL: Ed Maiuro reported we have lighted signs on both sides of the entrance to our complex. All new patios need to be approved by the architectural committee. We have a guideline book in the office for all homeowners to review for approved windows, doors, and front porch lights. Please use this book before purchasing any of these items. Ed wanted to recognize our amazing crew.

AIRPORT NOISE: Homeowner Bonnie Baggett has gone to a great deal of trouble to meet with and write letters to officials of the Palm Springs Airport, FAA, City of Palm Springs and the State of California. Because of her efforts, and many others, the military jets that were causing so much of our weekend noise are no longer flying into the Palm Springs airport. Bonnie will put together a book of her efforts in the office for anyone interested.

NEW BUSINESS: Homeowners asked for a directory of names and e-mail addresses so all homeowners would have this to contact their neighbors in case of emergency. All agreed it was a good idea. Most homeowners present signed the list going around. We now need to get the e-mails of those not in attendance. Celia Hart and Bonnie Baggett volunteered to get the remaining homeowners e-mail addresses, and also to put out a quarterly newsletter keeping all homeowners advised of anything new in the complex. There was even talk of a starting a webpage to keep all informed.

A homeowner asked if we could purchase a table tennis table for the pavilion to be used by the homeowners and their guests. It was approved and will be purchased. Homeowners and guests are to supply their own paddles and balls.

Final tabulation of votes for new board positions by certified election officials were as follows:

Wanda Elmore
Dick Ressler
Robert Stolhand

Homeowner Bruce Pfeiffer complimented the Homeowners Board of Directors for their volunteer services.

All homeowners were invited to the Bar-B-Q to be cooked by Bill Oakland: 4:30 Social Hour; 5:00 Dinner – Pot Luck. *Chefs, volunteers and setup team should gather at 4:00 PM.*

ADJORNMENT: A motion was made and seconded to adjourn the annual meeting at 11:00 AM.

Respectfully submitted
Judy Eaton, Secretary