

Mountain Shadows Homeowners Association
Board of Directors Meeting
January 8, 2016

Call to Order: The Meeting was called to order at 9:00 A.M at the Management Office of Mountain Shadows, 2000 Golf Club Dr. Palm Springs, CA 92264.

In Attendance: A quorum was present with the following directors in attendance: Celia Hart, Bill Oakland, Stone Fetterly, Judy Eaton, John Glatz, Ed Maiuro, Dick Ressler, Bob Stolhand, Ken Mardian, and Office Manager JoAnn Williams.

Homeowners Present: Steve & Lynn Bell, Byron Guy, Pat Dobremysl and Dianne Sherman. Also present was Andres Garcia, Landscape Contractor.

Approval of Minutes: A motion was made and seconded to approve the minutes of the Oct. 24, 2015 board meeting.

Homeowners Forum: Steve & Lynn Bell presented the board with a questionnaire addressing 9 questions of their concerns regarding the complex.

Patty Dobremysl also had concerns about the maintenance of the property and appreciated the recent e-mails going out to all homeowners regarding recent incidents.

Byron Guy was attending because of his interest in what is currently going on.

Diane Sherman was just observing.

Andres Garcia, landscape contractor, was present to listen to the concerns of the board regarding landscaping and give feedback.

Committee Reports: Committee Reports were handed in prior to the meeting and will be attached to the minutes.

Treasurer: Stone Fetterly did present his report orally, saying our reserves, after the painting of the complex, are close to \$600,000. He also pointed out that having high reserves helps sell our condos, as lenders are always looking at the reserve accounts.

Landscaping: John gave Andres a map of where to put the drought tolerant plants to add some color to the complex and extra watering for the trees. The cost of this project is \$3,564.00. Andres will have this completed by the end of February. Andres will have the dying hedge around pool one replaced.

Board Motions:

a) A motion was made, seconded and approved to have Vista Mirage Homes, Inc. install a new fence & gate at the SW entrance off Golf Club Drive at a cost of \$5,900.00

b) A motion was made, seconded and approved to continue with the desert-scape for two additional parking areas at a cost not to exceed \$12,000, and be completed by the end of February.

c) A motion was made, seconded and approved for Ken Mardian to try a new product, Bio Active Cyanuric Acid Reducer, at a cost of \$60.00 in one of our pools to see if it can reduce the acid to a point where we no longer have to drain our pools on a yearly basis.

d) A motion was made, seconded and approved to have Ken Mardian go ahead with making the pool gates secure so it is impossible for someone to reach over and open them from the outside.

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Unfinished Business:

- a) Accounts Receivable Review Committee: Tabled until February meeting.

New Business:

- a) It was suggested to invite Desert Water Agency to our Annual Meeting in October.
- b) JoAnn will have stickers made with Palm Springs Police Dept's non-emergency phone # on them.

Liens and Foreclosures: There were no liens to discuss.

Miscellaneous Discussions:

John Glatz and JoAnn attended the Espten, Grinnell & Howell Legal Seminar in December.

Regarding the satellite dish on Golf Club, it was decided Ed will work with the owner and arrange to get it moved.

Committees: It was suggested we should ask permanent residents to form committees for various tasks as they are always on the property. Lynn Bell & Pat Dobremysl volunteered to be on the Christmas decorations committee.

Reserve Study: Bruce Wilcox turned in his proposal to perform our reserve study, which was approved. Celia will accompany Bruce in this process.

Make sure sprinklers are turned off when raining and no watering for 48 hours after a rain.

Conflict of Interest Statements were handed out for the board to sign.

Dryer vent cleaning is the responsibility of the owner.

Dick will talk to our security company for a 2016 security plan. Ken is also working on setting up a community watch with volunteers from each building.

The next Board meeting is scheduled for Friday, February 26, 2016 at 9AM.

The meeting was adjourned to executive session at 11 AM.

Respectfully Submitted,
Judy Eaton, Secretary