

MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION

Annual Homeowners Meeting Minutes

October 24, 2015

Call to Order: President Wanda Elmore called the Annual Homeowners Meeting to order at 9:00 AM in the pavilion area of the complex. All owners without voting rights were excused from the meeting.

Quorum: Doug Bothe, our accountant from Community Associations Financial Services advised the owners that we have a quorum for the election.

Approval of Minutes: The minutes of the October 25, 2014 Annual Homeowners Meeting were unanimously approved by a motion made, seconded and passed.

Introduction of Board of Directors in attendance: Wanda Elmore, President, introduced the following Board members: Bill Oakland, Vice-President; Stone Fetterly, Treasurer; Celia Hart, Secretary; Judy Eaton; John Glatz; Ed Maiuro; Dick Ressler; and Bob Stolhand. She also introduced guest Eliza Perez from the law firm of Epsten, Grinnell, and Howell, past Board members, and new owners Mike Ostfeld, Kerry Bedwell, and Roger Diersen.

Community Association Financial Services (CAFS) Accounting Report: Doug Bothe of the firm presented the accounting report. At the end of our last fiscal year, June 30, 2015, we had \$ 9,429 cash in our operating account. Our total cash (operating account and reserves) increased \$58,150 over prior year. There was a \$37,000 net operating income/profit. We had over \$834,000 in reserves. \$75,888 was added to our reserves last year from our HOA fees. We earned \$ 5,000 in interest on our investments. All reserve dollars are invested in FDIC insured accounts. It was explained that the \$58,000 in receivables due is a result of delinquent accounts.

Officer Barron Lane – Palm Springs Police Department: Officer Lane is the Community Resource officer for the city. His primary duty is to deal with the homeless population. Within the last ninety days and within ¼ mile we have had two car prowls at the golf course (the cars were not locked) and two residential thefts (the one within Mountain Shadows involved an unlocked window). Officer Lane reminded us to keep our cars locked and take our valuables out of the car. These are the numbers and websites of use to us:

Non-emergency Palm Springs police department: 760-327-1441

Next Door.com: a social website that allows neighbors to easily communicate concerns

Nixle.com: lists ongoing police activity

Crime Reports.com: lists crime reported in the area

Code Red: a reverse 911 that alerts subscribers to suspect pursuits, emergency situations in the community and the like.

All contact information will be added to our website.

Andres Garcia – Genuine Landscaping: Andres answered questions regarding the drought's impact on our landscape. We are restricted to watering only three days per week. We are protecting our fruit trees as best as possible by moving bubblers to the bases of those trees. The lawn will not be scalped and over seeded this year. We are also planting drought-tolerant plants in place of the traditional flowers. The front

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area is done and we will move to additional beds as monies become available. John Glatz, the Board member in charge of landscape advised that he will have available within a week a master plan which considers a proactive approach to the landscape and a plan for implementation.

Suzie Salazar – Universal Protection Report: Universal Protection does security for 95% of the commercial and residential entities in the valley. We began our contract with them on July 1, 2015. Their security personnel is unarmed and is charged with observing and reporting only. They do have a direct link with the Palm Springs police department. Our current contract has them provide two sweeps at random hours Sunday through Thursday. These are done by car and include a security check of all pools and community doors. On Friday and Saturday nights there is a foot patrol guard here from ten PM to six AM equipped with a GPS tracking system. Reports are electronically sent to our office along with exactly what areas were patrolled and any irregularities noted. Photos are taken to document the latter. We currently have extra patrols due to a homeless individual wandering around the complex.

In response to a question regarding onsite cameras, Dick Ressler, the Board member in charge of security, advised that we have three cameras at the entrance gate (vehicle license plates are recorded) and two in the pavilion/office area. All photos are available for review as necessary.

COMMITTEE REPORTS:

Bill Oakland, Vice President: Bill reminded us of the barbeque tonight at 4:30. We have a well-stocked library but always welcome new books to our shelves. Last winter was our first Friday coffee get-togethers. They will start again the second Friday in January.

Treasurer's Report: Stone Fetterly reminded us that Mountain Shadows has one of the lowest HOA fees in the valley. Things are working well as a self-managed association. The bulk of our monthly fees go toward the day-to-day operating budget. \$ 34.00 of each fee, each month, goes into our reserve account. Since our reserves continue to grow we could handle the \$75,000 unexpected expense of water meters last year and the complex painting this year. Stone answered the question of how much was spent on the new landscape: about \$10,000.

Landscape Report: John Glatz talked about the drought and water usage. The Desert Water Agency can fine us between \$300 and \$500 per occurrence for violating the water mandates. In addition the water bill will double or triple due to the overage. The goal in redoing the front areas was to use desert scape and make it pleasing to the eye (no barrel cacti). We are moving away from traditional rotating sprinklers toward low-to-the-ground stream sprinklers which will reduce evaporation. We are providing extra water to our trees to help them stay as healthy as possible. Drought-tolerant trees and flowers will be researched for use on a continued basis. Because of the drought, the fountain will stay off until the drought is over.

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John is putting together a committee to identify grass areas, particularly in front of condos, to convert to desert scape. Artificial turf is not a viable option.

Security Report: Dick Ressler reiterated that our new security company started with Mountain Shadows on July first. He explained that we are paying more for their services but they are more reliable. Additionally, if you call them with a problem, you will have someone answer; no voice mail. A question was raised about liability to the association for a trespasser that does damage or harm: We have none.

Doug Bothe, CAFS: Doug was re-introduced to address the IRS resolution 70-604. The IRS ruled that excess dues monies cannot go to reserves but must be held in operating funds. Doug requested the Association rule on this. A motion was made, seconded, and unanimously approved that those monies to be retained in the operating fund.

Doug also gave us the election results. 100 ballots were cast. The votes were as follow:

Jane Dahl:	52	Wanda Elmore:	36
Ken Mardian:	56	Dick Ressler:	72
Robert Stolhand:	81		

The three members elected to the Board are Robert Stolhand, Dick Ressler, and Ken Mardian.

Insurance Report: Celia Hart advised there have been no claims reported to insurance over the past year. We pay just over \$30,000 per year in insurance premiums for property damage, general liability, employee dishonesty, directors' liability, EPLI/discrimination, harassment, etc., and worker's compensation. Copies of Lewis Cohen's insurance presentation last year as well as a breakout of insurance coverages are available.

Pools Report: Judy Eaton pointed out that the pools are luckily staying quite clean as due to the drought we are unable to drain and clean them. The biggest culprit is lotions. If we cannot keep the TSD levels where they need to be, the health department can shut the pool down. Bob Smith (who daily checks the pools, arranges the furniture and alerts William of problems) requested that each guest put the furniture back in place when they leave. We are doing a better job this year of keeping the gates closed. New small tables will be delivered to the pools shortly. A homeowner pointed out that owners need to step up to the plate and ask unknown persons at the pool if they belong there and to help guests abide by the rules.

Buildings and Architectural Report: Ed Maiuro told the owners that there are two ongoing projects: repair and replace the dry rot and termite damaged wood and paint the entire complex. Our employees have completed the large repair projects and will continue to handle any smaller ones that arise. Ten of 26 buildings have been painted. The work should be completed in about two weeks. There is a five-year warranty on the paint. An owner requested that we consider new outside lights on the office building; the Board agreed to that.

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Streets Report: Bob Stolhand commented that the slurry seal done last year should last a couple of years. Crack sealing will be done this year. The streets will not be torn up completely and redone as it is cost prohibitive.

Old Business: Liens and Foreclosures: There was no discussion on this subject.

New Business: E-Mail Addresses—Update and New: JoAnn can send bulk emails to the owners without revealing individual emails to others. We would like the opportunity to send emails to all owners as this is the best way to get out critical information. Forms for completion will be left for the owners at the meeting and are available in the office. The completed forms also insure that we have correct information for owner mailings and emergency contacts. Celia reminded the owners of the web site and the valuable information it contains.

Mountain Shadows' Shirt/Cap Program: Celia asked the owners to take note of the shirts the Board members are wearing. We each bought a clothing article for display. JoAnn has set up an account with ARC which is a valley business that supports assistance to the mentally challenged persons in the valley. Not only is this a worthy cause but you can show your pride in Mountain Shadows. The information for selection and ordering is in the office.

Tonight's barbeque: Bill reminded us that the social hour for the barbeque begins at 4:30PM with dinner starting at 5:00PM. We have a dance band again this year and raffle for prizes. Come in your Halloween attire.

Miscellaneous Discussions:

The proposed street name change of Golf Club Drive is currently in a holding pattern. The state must approve it. If you have a concern about the change, write a letter to the city.

If you are interested in helping with a neighborhood watch program, please contact the office.

The Board thanked Wanda for her service on the Board, as President, and to the community.

Adjournment: A motion was made, seconded, and unanimously approved to adjourn the meeting at 11:53AM.

Our next Annual meeting will be held October 22, 2016 at 9:00am at the Mountain Shadows pavilion.

Respectfully submitted,

Celia Hart, Secretary