

**Mountain Shadows Homeowners Association**  
**Board of Directors Meeting**  
**December 9, 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, Judy Eaton, Dick Ressler, Ken Mardian, Ed Maiuro, Bob Stolhand and Steve Bell. Office Manager: JoAnn Williams

**Homeowners Present:** James Giantoni, Doug Skrudland, Brian & Mavis Cowan, George Brain & Randy Sawyer

Celia announced we lost our Board Treasurer, Stone Fetterly, to a long illness.

**Approval of Minutes:** A motion was made and seconded to approve the minutes of the October 22, 2016 meeting.

**Homeowners Forum:** James Giantoni presented the board with a proposal to spruce up the entry area at Mountain Shadows for a cost of \$359.60. Doug Skrudland asked the board to consider relocating the dividing wall between his and his neighbor's property. Brian Cowan came to discuss his issue of not being able to borrow the association's tools & equipment. George Brain came to get approval of tile he wants to use on his front patio. He also wants to address the issue of putting vents in his attic.

**Committee Reports:**

**Financials:** Celia Hart gave the treasurer report. She reported we have \$517,000 in reserves. She reported that our Postage & Printing was over budget. We did save some monies by not planting annual flowers this year. We have no delinquencies.

**Landscaping:** Steve Bell reported that the landscape committee met on December 5, 2016. They asked for approval of \$7,500.00 to remove and trim trees. They presented a new Landscaping Approval Application for homeowners to fill out when doing their own landscaping around their unit. They are asking for a landscape "Kitty" fund. Steve & members of the landscape committee are meeting with Isaac at 8:30 am on Dec 13, 2016 to address landscaping issues.

**Security:** Dick reported we are getting rid of the tenants on Sunday that have been causing a lot of problems on our property. He stated our security guard has been able to stop some crimes. We will readdress this issue at the February meeting.

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**Insurance:** Celia reported we would like to put the payment for our State Fund on auto payment so we do not have to worry about the payment getting to them on time. She is still waiting for a quote on Earthquake Insurance.

**Pools:** Ken reported we received the inspection report for our pools, which was very good except for a few minor things. He reported that the cement contractors did not do a good job cleaning up after pouring the cement for our pools. He will write them a letter requesting that they buy us six large bags of top soil. We would then have our landscapers level the area and seed it again. He reminded the board we still have pools in need of restoration and need to finish replacing the pool furniture.

**Buildings & Maintenance:** Ed reported now that the painting is done we will just keep them maintained. We would like to form an Architecture Standards Committee to meet and advise us of things that need to be done. The committee should not be less than 3 or more than 5 persons that will serve for 1 year. They will meet just prior to our next board meeting.

**Streets:** Bob reported our streets look terrible but are too expensive to repair.

**Board Motions:**

a) A motion was made, seconded and approved to allow no more than \$7,500.00 for Kirkpatrick Landscape to remove 18 trees.

b) A motion was made, seconded and approved to allow \$15,000.00 to have Castro Concrete do the street concrete repairs as needed.

c) A motion was made, seconded and approved to allow the landscape committee to spend up to \$2,000/month at their discretion not to exceed the amount in the trees/shrubs budget which is \$14,000.00.

d) A motion was made, seconded and approved to allow owner James Giantoni to redo our entrance pavers to the complex as a volunteer in the same color, terra cotta, for \$359.60.

e) A motion was made, seconded and approved that the HOA has no responsibility to expend any funds to remove the dividing wall at 6049 #4 Arroyo Rd per our CCR'S. Should owner want to do it at his own expense, he would have to submit a plan and have the adjoining property owner sign and give his approval.

f) A motion was made, seconded and approved to purchase a golf cart with batteries and warranty for \$2,700.00, to be used by our security guard.

g) A motion was made, seconded and approved to continue with our Friday morning socials at a cost of up to \$20.00 per week. Bill Oakland & JoAnn will be in charge of this.

**Old Business:**

a) Painting & Building repairs: Half of our buildings have vents, half do not. We will get a proposal for the cost and what the benefit would be to be presented at our next board meeting.

b) We now have a new Landscaping Application Form in the office to be filled out when homeowners want to do their own landscaping around their unit.

c) Dog Park was not discussed as Kerry Bedwell was not present.

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**New Business:**

a) A new Architecture Standards Committee was formed consisting of board members Ed Maiuro and Bill Oakland & homeowner George Brain.

b) Committee Rules will be established, like how often should we meet, committee member must be in good standing, have an agenda before each meeting, and must submit meeting minutes.

c) Ken Mardian will help set up an Adopt a Pool Program.

d) Back patio water pipes are the responsibility of the Homeowners Association.

e) End unit dryer vents: Bill Oakland will get with William and give a report at the February board meeting.

**Liens:** There were no liens to discuss.

The next board meeting is scheduled for Saturday, February 11, 2017.

The meeting was adjourned to executive session at 1:00PM

Respectfully Submitted,  
Judy Eaton, Secretary