

***Mountain Shadows Homeowners Association  
Annual Owners' Meeting  
October 21, 2017***

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

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

Board Members In Attendance: Celia Hart, Judy Eaton, Dick Ressler, Bob Stolhand, Ed Maiuro & Ken Mardian

Absent: Bill Oakland, Frank Krall & Steve Bell.

President Celia Hart thanked all for coming.

Approval of Minutes: The minutes of the October 22, 2016 board meeting were unanimously approved by a motion made, seconded and passed.

Introduction: Past presidents were introduced to all and all new owners were asked to stand.

AUDITORS REPORT: Doug Bothe our CPA reported he found our association one of the best managed and financially stable organizations of our size in the valley. At the end of our last fiscal year 2016 we had \$74,000.00 cash in our operating account, and we now have \$126,000.00. We also have one of the lowest HOA dues which are \$325.00 per month. Our reserves are now at \$536,000.00. We are well run financially and a very solvent organization. IRS resolution 70-604, the IRS ruling that excess dues monies cannot go to reserves but must be held in operating funds was presented. 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.

President: Celia Hart read the Landscape report in the absence of Steve Bell. Steve resigned from the board but will stay on the Landscape Committee. Our complex is looking better than ever. A few concerns were the drip systems being located close to the plants. Celia suggested using the flags located at the office to identify these areas.

Committee Reports:

TREASURER: Dick Ressler reiterated everything our accountant had said. Our reserves are down a little due to the fact we had some large expenses for Pool, Landscaping & Streets that were taken out of reserves. All reserve monies are deposited in CD'S, all in FDIC insured accounts.

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**INSURANCE:** Celia Hart reported we are very well insured and have had no recent claims. Our insurance costs us \$47,000.00 per year. Earthquake insurance is very expensive and carries a very high deductible.

**SECURITY:** Judy Eaton, read the security report in the absence of Frank Krall. Celia addressed the homeless problem.

**POOLS:** Ken Mardian reported all the pools are in great condition and just need general maintenance at this time. We have put new height extensions on the pool gates. Please keep them closed at all times and do not prop them open. We have upgraded the filtration systems on pools 2, 4, & 5 and will do the other pools as needed. We have new furniture at all the pools, so please do not remove the furniture from the pool areas. The next pool to be restored will be pool #2. We keep 2 pools heated at all times. He thanked the pool committee and gave a big hand to Bob (Smitty) Smith for all the volunteer work he does.

**STREETS:** Bob Stolhand reported the streets are in need of work, whether we crack seal, slurry seal, over-seal or do a full replacement. All are expensive so we may have to consider an assessment to replace the streets. We could also consider doing it in phases.

**BUILDING & ARCHITECTURAL:** Ed Maiuro reported we have a guideline book in the office for all homeowners to review for approved windows, doors, front porch lights, etc. Please use this book before purchasing any of these items. He stated the paint on the buildings is holding up very well with the help of William and Alfredo. He also stated we will be putting numbers on all back gates. Cockroaches were bad this year so it would be beneficial to have your homes sprayed, either by a professional or doing it yourself.

**OLD BUSINESS: Liens and Foreclosures:** We only have one property with a lien and one in pre lien status.

**NEW BUSINESS:**

Celia wanted to recognize JoAnn for all she does and for putting together a beautiful collage of the History of Mountain Shadows, which is displayed in the library.

**Tamarisk Trees at the east of complex dividing the golf course from the Lawrence Crossley Neighborhood:** Should they be removed?

**Nextdoor/One PS:** We need 20 people to set this up.

**911 calls:** Judy Eaton reported that when in the complex and you call 911 from a cell phone the call is routed to the nearest cell tower, which is the Cathedral City Police Department, not the Palm Springs Police Department. They are trying to correct this. Until then they advised us to immediately say we are calling from the Mountain Shadows Complex in Palm Springs so they can re-route the call to Palm Springs Police Department.

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Electric Outlets-Fire Hazards: Don Wilson, a resident, has presented an article on home fires caused by electrical outlets behind mattresses covered by bedding. He found a solution. If interested contact the office and information can be provided.

Earthquake Quote: Celia reported Earthquake insurance is too expensive to purchase at this time.

Vacation Rentals: Celia reported you must register with the city of Palm Springs if you rent your condo for less than 28 days.

Vector Control sent us a flyer regarding virus carrying mosquitos in Palm Springs. They asked that everyone check their outdoor spaces for standing water where these mosquitos can breed, and if you find any, to dump out the water. Bleach will also kill these eggs if you find any. They will be coming out soon to inspect and spray around the entire property. If you have a fire ant problem report it to JoAnn in the office. The fountain was not in use because of the mosquito problem.

Governing Documents Revision: We are working with an attorney to revise/restate our governing documents. You will receive a mailing, hopefully by the end of the year, requesting your vote on certain aspects. We encourage you to look at what currently governs us and make any suggestions you'd like.

Seasonal Friday Donuts and Coffee costs less than \$250.00 a season. It is a good forum for all who attend. We will be continuing this tradition January 2018 through March 2018.

Election Results: Judy Eaton, Secretary, announced the election results. The three members elected to the Board were Frank Krall, Ed Maiuro and Ronald Zahoryin.

BBQ: All homeowners were invited to the barbecue at 4:30 PM. Bill Oakland is absent so anyone willing to help will be appreciated.

ADJOURNMENT: A motion was made and seconded to adjourn the annual meeting at 11:15 AM.

Respectfully submitted  
Judy Eaton, Secretary