

MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION
2000 Golf Club Drive, Palm Springs, CA 92264
Annual Homeowners Meeting Minutes - Approved
27 October 2018

Board Members Present; Celia Hart – President
Ron Zahoryin – VP and Secretary
Dick Ressler - Treasurer
Ed Maiuro – Landscaping/Architecture
Kinga Marcinkowski – Pools
Bob Stolhand – Streets
Board Member Absent: Scott Saunders

The meeting was called the meeting to order by Celia Hart in the pavilion area of the complex at 9AM.

1. Approval of Minutes;
Approval as amended, the October 21, 2017 meeting minutes.
Celia Hart motioned to approve the minutes Dick Ressler 2nd. motion passed.
2. Past Board Presidents were introduced.
3. Treasurers Financial Report provided by Dick Ressler.

Board member reports and related discussions:

PROPERTY INSURANCE: Celia Hart reported on Insurance and reported that the association does not carry earthquake insurance. Note: All owners need to carry an HOA condo policy.

LANDSCAPING & BUILDINGS: Ed Maiuro reviewed landscaping and discussed the possibility of receiving rebates for sod conversion to desert-scape. Drip irrigation on patios was discussed.

There are architectural standards available in the office.

Construction and remodel waste: It is the contractor's responsibility to remove all waste from the property. They are not authorized to dump construction waste in the HOA dumpsters.

Mosquitos and Ants. Vector control will be on site Monday, October 29th, to inspect for standing water prior to spraying for mosquitoes. Please ensure all flower pots and all standing water is eliminated prior to their arrival.

SECURITY: Scott Saunders provided a written Security update. Please lock your cars to avoid theft of items left unsecure. We only have limited security on site late Friday and Saturday evenings.

POOLS: Kinga Marcinkowski reviewed the Pools and pool furniture - Pool furniture material in pool 1 was discussed and the board will work to resolve the issue. The material is not that old and has not held up to the summer heat and sun. The Main pool heater is on, the remaining pools will be heated as the season starts in January through March on an as-needed basis.

STREETS: Bob Stolhand reported that the streets are in poor shape. The Board has established an 8 phase plan to repave the streets within Mountain Shadows. This will be in a managed approach. A few members asked about a special assessment to get the streets immediately. We want to avoid a special assessment if at all possible. A special assessment would be between \$6,000 and \$8,000 per unit. This is a million dollar project.

There was also a sewer pipe break and resulting sink hole at 6134 Arroyo that required some street repairs.

TAMARISK TREE UPDATE: The trees have been removed and we are expecting to meet with the city to establish a tree replacement plan along the Crossley side of the golf course.

Vacation Rentals: The City of Palm Springs has been issuing fines for violating the cities Short Term Rental ordinances. Please remember that you (not the HOA) must comply with the city ordinances and licensing requirements if you rent your units on a short term basis. The city has been identifying owners that rent their units on a short term basis thru VRBO and other web sites and will fine you if you do not comply with the city ordinance. **OWNERS WITHIN MOUNTAIN SHADOWS HAVE BEEN FINED \$5,000 BY THE CITY.**

Governing Documents Revisions: During 2019 we will work on updating our CC&R documents to meet the latest state laws and mandates. This action will require a vote of the association.

Donuts and coffee will be offered every Friday morning starting in January from 9am to 11am.

ELECTION RESULTS

Ron Zahoryin announced the election results as Board Secretary. The three members elected to the board for 3 year terms are Bob Stolhand, Ed Nichols and Pat Dobremysl.

BBQ

All homeowners were invited to the BBQ at 5:30 pm.

ADJORNMENT:

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