

**MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Saturday, April 18, 2020  
08:00AM Conference Call  
2000 Golf Club Drive, Palm Springs, CA 92264**

Call to order 08:03 AM

Members called in via conference call due to Covid-19.

Members present on call: Ron Zahoryin, Suzan Felando, Pat Dobremysl, Kinga Marcinkowski, Ed Nichols, Ed Maiuro, Celia Hart, Jane Pierson, & Bob Stolhand. Also Office Manager JoAnn Williams.

Review of minutes from February 2020 meeting. Celia motioned to approve minutes and Pat Dobremysl seconded the motion. Motion passed.

Review of Monthly financials conducted by Celia Hart and Ron Zahoryin.

**Officer and Director Reports:**

**Celia Hart, Treasurer**-Vandalism took place at pool #3. Several small side tables were broken when they were used to help jump the locked up pool fence.

**CAFS**-Community Association Financial Services main office is still closed but is still collecting mail from the office. CAFS is processing through employee home offices. Statements will be going out on April 20, 2020.

**Ed Maiuro-Buildings and Architecture**-Overall the property appears in good condition with no major repairs to report. There was a minor pipe repair on the Arroyo side of the property completed by William (Maintenance).

**Jane Pierson, Security**-Transients were noted on the property at the showers and were requested to leave without incident. Showers were then boarded up.

**Kinga Marcinkowski-Pools**- Corona Virus protocol has the Pool #2 project on hold.

**Bob Stolhand-Streets**- Several potholes have been identified and will be assigned to the MSHOA maintenance for repair.

**Ed Nichols/Sue Felando-Landscaping** - Landscape TBD at Executive Session.

**Old Business:**

- a) **Pool 2 Refurbishment**-Kinga Marcinkowski reported that due to the Corona Virus the pool 2 refurbishment project is on hold until the City of Palm Springs lifts the restrictions. The summer heat is approaching and although this is a concern will not pose a problem until July/August when heat is at its peak. Laguna Falls secured the permits required by the City for the construction to move forward when Covid-19 restrictions are lifted.
- b) **Ballot Status-Rental Restrictions** -Ballots were mailed out to MSHOA ownership and 103 ballots were returned thus far. 125 ballots are needed to conduct a ballot count on May 4<sup>th</sup>. If less than 125 ballots are received, then the voting period will be extended to June 2020 and a second possible mailing of ballots. Current cost of ballot mailing is \$500 per mailing.
- c) **Election Rules**-Election rules were revised and homeowners were informed of the change in State Law. No homeowner objections were noted or raised. Ron Zahoryin motioned to approve the election rules that were mailed in February 2020 and were seconded by Jane Pierson. Motion passed.
- d) **Corona Virus**- MSHOA is monitoring any changes imposed by City, State, Local and Federal guidelines that directly affect our community. Call in conference calls are currently working but Zoom conference calling is also an option in the future.

## **NEW BUSINESS**

**Liens and Foreclosures**-None to report.

### **Landscape**

- a) Bottle Brush tree that poses a walking hazard at 6150 Montecito #4 has been approved for removal. Ron Zahoryin made the motion to remove the tree and Jane Pierson seconded the motion. Motion Passed. Suzan Felando will notify Kirkpatrick Landscape.
- b) Rocks and lantana were approved for the front of 6164 Montecito #4. Kirkpatrick will be notified.
- c) Homeowners with severe overgrowth will be notified by the MSHOA regarding required trimming, standing water, etc. in the near future.

**Future Teleconference Board Meetings**-currently the telephonic conference calls are working well. If future meeting teleconferencing is needed on an ongoing basis, MSHOA board may have access to ZOOM video conference calling.

**Architecture Committee Approvals:** 6147 Arroyo Rd #4 submitted an architectural request for front patio remodel. The request was rejected at this time and MSHOA will request homeowner to resubmit with dimensions included. Jane Pierson motioned to reject the submission based on lack of dimensions and motion was seconded by Ed Maiuro.

### **DCE - Desert Community Energy**

City of Palm Springs offers an alternative energy provider DCE. If a customer does not opt out of the proposed alternative energy provider then customers will automatically be opted in to the plan under the DCE provider on April 1, 2020. DCE is a clean energy provider but will be approx. 10% higher than the current rate. Current rates are tiered by Southern California Edison who is the other energy provider. DCE also offers an Energy Saver plan which is approximately the same rate as what SCE provides currently. If a customer opts out of the DCE plan and returns to SCE then the "transitional rate" will apply and the customer will be locked into SCE for 1 year minimum before they will allow a provider change. The transitional rate was to be investigated so as to make a decision on opting in or out to SCE. We will examine the bill when it arrives to note any changes and decide at June 2020 meeting. Monthly invoices will still come from SCE.

**CD-Certificates of Deposit**

\$50,000 CD which expires in May at Bank of Southern California to be rolled into a 6 month CD @.5 % interest at the same institution. Celia Hart motioned and Ron Zahoryin seconded the motion. Motion passed.

**Reserve Study**

Our current financials will be used for the Reserve Study. We are currently 43% funded. Ron Zahoryin made the motion to approve the Reserve Study and send out to the membership. Celia Hart seconded the motion. Motion passed.

**Budget FY 2021**

Budget was reviewed by the board and all present voted to pass the budget as presented. HOA Dues will not increase. Celia Hart motioned to pass the budget and Bob Stolhand seconded the motion. Motion passed.

Celia Hart motioned that at the beginning of July 1, 2020 funds will be reallocated from restricted funds as necessary in line with expenses and in light of reserve study based on new landscape contract acceptance. Ron Zahoryin seconded the motion. Motion passed.

**5 Year Plan**

**Landscape**-Irrigation control, water conservation and targeted desert scape implementation. Correct irrigation around the tennis courts to preserve the court life. Plant life phase out to drought friendly and compliments residential aesthetics.

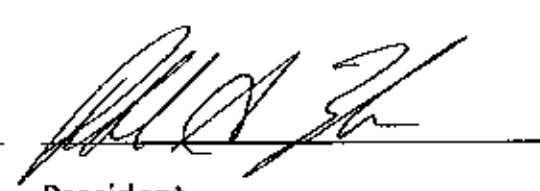
**Streets** -Phase 1 of this project is scheduled for 2021 and will be ongoing. The project is on schedule.

The meeting was adjourned at

APPROVED:

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Secretary



President