

MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Saturday, June 13, 2020
8am via Zoom Meeting
2000 Golf Club Drive, Palm Springs, CA 92264

The meeting was called to order at 8:08AM

Homeowner Forum: Attendees present on zoom were Dave Meekhof, Lee Bothe, Pat Dobremysl, Suzan Felando, David Warren, Julie Graydon, Dianne Sherman, Judy Eaton, Saul Levy. Topics discussed were the recall petitions.

Approval of the April 18 & May 9, 2020 Minutes: Minutes were approved as presented

Review of Monthly Financials: April & May 2020 financials were presented and reviewed.

Officer and Director Reports:

President: Ron Zahoryin (Organizational Structure – Resignations/Appointments)

3 Board resignations were noted (Pat Dobremysl, Ed Nichols, Suzan Felando). Nominations to fill the 3 positions were motioned by Ron Z., seconded by Bob. S., motion approved:

Sophie Pontius replacing Pat D., assigned the Secretary position (Oct 2021)

Dave Meekhof replacing Ed N. assigned the Vice President position (Oct 2021)

James Cockerham replacing Suzan Felando, assigned the Director position (Oct 2020)

Vice President:

Secretary:

Treasurer/Insurance: Celia Hart informed all that we are under budget for the year.

Buildings & Architecture: Ed Maiuro

Security: Jane Pierson spoke regarding unlocked cars being vandalized. Please lock your car!

Pools: Kinga Marcinkowski spoke about pool 2 being renovated.

Streets: Bob Stolhand spoke regarding street re-pavement project needing DWA to check shut-off valves before project starts.

Landscaping:

Old Business


- a) **Ballot Opening- Short Term Rental Restrictions:** Lee Bothe opened and tallied ballots. Final count was 131 total ballots returned, 81 yes, 47 no, 3 abstained. Motion did not pass.
- b) **COVID-19 Updates:** Motion by Kinga, seconded by Ed, to keep pool furniture stacked w/o chains for the summer. Motion passed.
Motion by Ron, seconded by Kinga to use new signs for pools and tennis courts. Motion passed.
Motion by Ron, seconded by Kinga to open library during office business hours for pick up or drop off only, no sitting. Motion passed.
- c) **Pool 2 Refurbishment:** Under way.
- d) **Showers, Water Fountain and Drinking Fountains:** Showers and drinking fountains to remain closed, Water Fountain can be turned back on.
- e) **Front Patios-Legal:** Bob motioned, Ron seconded to contact Legal and set up Documented Patio Easement process, included Title Report, at a cost of approximately \$1,000.00 to the Association and \$625.00 per owner upon request. Motion approved.
- f) **Desert Energy-DWA:** Bob motioned, Celia seconded to opt out of DCE and return to SCE. Motion passed.

New Business:

- a) Liens and Foreclosures: None
- b) Board Resolution-Bank Signature Cards: 3 signers (President, Secretary, Treasurer) instead of 2 on bank signature cards: Motion by Celia, seconded by Ron. Motion passed. Reserve account dollars listed on Balance Sheet will be realigned beginning next fiscal year.
- c) Recall Petition for 2 Board Positions
 - Designate Inspector of Elections: Ron motioned, Bob seconded to appoint NLB as inspector of elections. Motion passed.
 - Review Guralnick Legal Procedures, Determine Timeline & Procedures: Ron motioned, Bob seconded to notify legal to prepare documents. Motion passed.
Ron motioned, Ed seconded to authorize Guralnick to prepare annual meeting ballot. Motion passed.
- d) Discuss Reducing Board Directors from 9 to 5: Discussed reducing to 7 and will speak with attorney.
- c) Landscape Issues:
 1. Quote 78569 for \$4,200.00 from O'Connell for tree trimming Palo Verdes and African Sumacs and removal of 4 trees, motion by Ron, seconded by Bob, to approve. Motion passed. Other trees will be trimmed in fall.
 2. Quote 38571 for \$1,100.00 from O'Connell for Nutsedge Treatment, motion by Ron, seconded by Kinga to approve. Motion passed.
 3. Request from 6147 Arroyo #1 to plant and install irrigation for 2 Mexican Lime trees in front common area. Bob motioned, Ed seconded to approve upon approval of O'Connell. Motion passed. Owner will be notified that fruit will become part of common area.
 4. Request from 6000 Montecito #1 to add sprinklers and plants, and to level grass when new walkway was added. Ed motioned, Ron seconded to approve. Motion passed at homeowner's expense and use of HOA landscaper.
 5. Request from 6117 Arroyo #3 to level ground in front where tree was removed, cover with rock and plant 3 Italian Cypress in front of low East wall. Motion denied. Owner can resubmit with desert plants.
 6. Request from 6150 Montecito #4 to add bricks to front landscape where bottlebrush tree was removed next to existing patio. Jane motioned, Celia seconded. Motion passed.
- f) Architecture Approvals/Signing Authority: Architecture Delegation Authority Form approved as presented and expires annually. Ron motioned, Celia seconded. Motion passed.
 1. Request from 6032 Montecito #4 to run TV cable over roof to bedroom. Request denied.
 2. Request from 6147 Arroyo #4 to install new front door. Request approved.
 3. Request from 6147 Arroyo #4 to remove planter and plants from front yard and replace with a concrete patio. Request denied, request re-submission with plot plan that matches other units.
- g) Use of HOA media for political purposes: Ron motioned, Ed seconded to disallow any requests for political reasons on any HOA media. Motion passed.
- h) New Owner Letter: Approved for use.
- i) Newsletter: To be sent out later in the summer.

Meeting adjourned at 12:30pm

Approved:


Secretary


President