

**Mountain Shadows Homeowners Association**  
**2000 Golf Club Dr. Palm Springs, Ca. 92264**  
**Board of Directors Meeting Minutes**  
**Saturday, December 11, 2021**  
**Via Zoom**

**Call to Order:** The meeting was called to order at 8:04 AM

**Board Members present on Zoom:** Randy Sawyer, Judy Eaton, Sue Green, Rafael Cardona, Lori Eaton, Kinga Marcinkowski, Mike Kadletz and Office Manager JoAnn Williams

**Absent:** Melissa Volchok, Jim Stahlmann left meeting at 9:00AM

**Homeowners Present On Zoom:** Celia Hart, Angus Galbraith, Jim Stahlmann, Pat Dobremsyl,, Dianne Sherman and Allan Gjernes.

**Homeowners Forum:** Angus spoke on the sale of the golf course and said it is just a waiting game at this point. Celia said the newly installed speed bumps on Montecito are not doing the job, they should be raised. Mike will talk with paving contractor to see if that can be done.

**Approval of the October 23, 2021 Meeting Minutes:** Lori made a motion to approve and Sue seconded. Motion Approved.

**Approval of the October 23, 2021 Annual Meeting Minutes:** Lori made a motion to approve and Mike seconded. Motion Approved.

**Review of the Monthly Financials:** Lori gave the financial report, she said we are 46% funded putting \$60.21 per unit into the reserve fund. We should be putting in \$75:00 per unit to be fully funded. Sue and Randy stated the financial reports are time consuming and somewhat challenging to review and asked if there is another method of bookkeeping.

**Old Business:**

- a) **Appointment of new board member.** Sue made a motion to appoint Jim Stahlmann to the board for the remaining term Rafael seconded . Motion Approved. Lori suggested Jim take over the position of Treasurer due to his qualifications. The open position was for Security. Jim will get together with Lori to discuss this.
- b) **Solar Committee:** Sue stated it has been very difficult to get any Solar Companies to come out and explain to us product choices, requirements, and the installation process. The HOA will work to get guidelines to put into our CC & R's. Randy said George will help with that as well as Lori Eaton volunteered.
- c) **Roofing Project:** Roof repair from tree damaged was completed at \$6,400. Sue stated our roofs are 25 years old in in need of minor repairs. We have obtained 2 bids on this one for \$49,600 and one for \$16,740.00. Sue Suggested drones to take pictures of each roof for further information as to repairs needed. Sue contacted Julio Guttero as an on call roofer for repairs. Further discussion is needed as how to proceed for long term care of roofs.
- d) **Short Term Rental Committee:** Sue, Lori and Judy agreed to be on this committee. Angus agreed to help out as a non board member.
- e) **Streets :**Randy asked Mike to reach out to paving company to set up a date to apply the Guard-top Seal Coat and see if they can increase the height of the speed bumps at that time.
- f) **Security:** It was suggested we might get some sort of recording system we can use to report security issues. We may have to look into a new Security company.

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**New Business:**

- a) **Liens and Foreclosures:** The Board of Directors of Mountain Shadows Homeowners Association (by a majority vote of a quorum of the board members) hereby authorizes to execute and record a lien against: APN # 681-350-021, Records of Riverside County, CA
- b) **Pool Issues:** Randy will write a positive e-mail to all homeowners stating the pools are for the enjoyment of all. Please follow the rules. Kinga will look for a good privacy plant to plant across the main pool fence facing Montecito.
- c) **Architecture Requests:** 6135 Montecito #6 for all new windows: Sue made a motion to approve Kinga seconded. Motion approved. Need more information to approve the Landscape Request at that address.
- d) **Landscape Proposals:** Quotes 202157033119011 for Non Fruit Bearing Tree Trimming and Removal for \$14,909.00. We are going to have O'Connell split the tree trimming and the tree removal into two bids. Quotes 20215704219014 for Irrigation Modification Phase 3 for \$20,646.00 tabled until next meeting.
- e) **Friday Morning Socials:** We will continue with the Friday Morning Social Jan -March 2022

Next Meeting Date: Saturday, February 26, 2021.

Meeting Adjourned 9:31 AM

APPROVED:

  
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Secretary

Judy Eaton