

Mountain Shadows Homeowners Association
2000 Golf Club Dr. Palm Springs, Ca. 92264
Board of Directors Meeting Minutes
Saturday, June 18, 2022
Via Zoom

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

Board Members present on Zoom: Randy Sawyer, Sue Green, Rafael Cardona, Kinga Marcinkowski, Mike Kadletz Jim Stahlmann, Melissa Volchok, and Office Manager JoAnn Williams

Homeowners Present On Zoom: Celia Hart, Angus Galbraith, Guy Brydon, Janice Unger, Angelina Kis, Craig and Clare Knoblock, Bob Akers, Kim Czerwonka, Lori Schlagter, Cynthia, Diane Sherman, Tony, Jason and Angela Tor, Eziaku L. Chijioke , Wanda Elmore, Mercedes Miller, Paul Bernstein, Don Wilson, Daniel McCullor, and Michael Ackland.

Homeowners Forum: Guy Brydon updated on the stolen pool equipment. He reported that he and William found the people responsible for stealing the equipment. They reported their findings to detectives, no further response from detective. Guy offered to be on the board and head security. New owners Craig and Clare asked about wood and chipping paint on outside wood features. Angelina K. proposes that there be a newsletter for residents that has important contact and Mountain Shadows information, information for new homeowners, and other community information. Sue Green shared the M.S. website address. In response to Angelina, Celia Hart shared that the Facebook page is not allowing all residents to have access. Randy will address these concerns. Gary Cordova wanted to know about insurance covering pool equipment and if we needed a new insurance company. Randy responded providing deductible amount that some money has been recovered and the board expects more. Anna Luna expressed concerns regarding unoccupied units and homeless people living in them. 6112 Arroyo Road-there was someone sleeping in the bushes, police called, no response from police; concerns about security. Randy said we would be discussing this more in today's agenda. Sue said agenda also includes discussions about overgrown bushes. Wandy, past HOA president, reported these issues have been discussed for many years and encouraged residents to be patient with the board. Don Wilson offered that on the Next Door platform these issues are not unique to M.S.

Approval of April 23, 2022, Meeting Minutes: Sue made a motion to approve and Jim seconded. Motion Approved.

Review of the Monthly Financials: Lori not present. Closeout for May report is \$28K over operating costs, mostly due to water fees rising. Looking into more desert scaping and less grass. Grass seed prices have tripled. The increase in HOA fees will, in part, address this issue.

Old Business:

- a) **Security Fencing Quotes:** No additional quotes yet. We have two bids in the \$500k category not including the front of property, only golf course. There is a quote for gates and fences between buildings for \$50K; more work to do to see how this would work and look. Mike-parking lot posts idea-cost effective suggestion to block vehicles and golf carts but allow bikes and pedestrians. Sue is concerned that foot traffic is a bigger problem than the posts/gold carts.
- b) **Pool Equipment Security:** Kinga-took longer than expected due to bids, received three: \$45k, \$50k, paid \$12k in the end due to cost of welder. Work is going well, not as fast as we wish, but there is a lack of material to do the work. Pools 1, 2, 3 are complete. Pool 6 next week. Reinforced gates from back side, bought special locks that are difficult to cut, motion lights installed but Pool 4 has since had equipment stolen. Heaters not going to be installed until fall. Pump and heaters will be engraved with M.S. as an additional safety precaution.
- c) **Exploring Management Companies:** Jim Stahlman-filled in for someone who left the board. He thinks we should look into a management company from time to time. He thinks that there are so

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many issues that it is a lot to ask of the board to handle. He made a motion for the board to review looking at outside management companies. Motion seconded by Sue. Randy- clarify Motion- explore and come back to community for cost analysis for adding management company and not. Motion from Jim, second from Sue, had discussion. All in favor, none opposed.

d) Architecture Requests: 5960 Montecito #6: Approved last month, signature yesterday, no further discussion needed.

New Business:

a) Liens and Foreclosures: No new liens or foreclosures.

b) Painting of Buildings: Sue reports a lot of deferred maintenance so now some major projects like wood, chipping paint, beams to be addressed. She met with a representative from Sherwin Williams; they will forward pictures and project for bids including stucco, paint, replacements.

c) Security: Security company is supposed to drive through two times every night; they do come in and stay five minutes. Couple weeks ago people in pool shower at night, security told us to call 911 and would not come. Opening up to board for discussion. Rafael-they just drive around and leave. What is this benefit? Randy- all they can do is show up and observe and will not interfere. Angus has suggested in the past that we have someone walking the property at night. Current company does not have but cost is \$50-\$75 p/hour to do that which equates to \$65-\$95 per month for each homeowner. Sue-drones for security? Cameras installed? Security guard at front to give illusion we have a good security system?

d) New DWA water restrictions: Rafael-no water during the day, 15 min intervals starting 6:00 p.m. to 6:00 a.m. Randy-getting quotes on turning substantial amount of grass to desert scape and DWP will give rebate for doing it.

e) Rules and Regulations Short Term Rentals: Sue sent suggested modifications to the board to move them up to today's world. Reviewed/ revised last in 2016. More discussion next meeting.

f) Landscape Proposals: Proposal for removal of two trees on abandoned property, cost to remove trees is \$1300. Rafael made motion to remove the trees. Sue 2nd the motion. Motion approved.

g) Elections: Board has to send contract for elections to NLB Consulting. Randy made motion to contract with them again to run out elections for this upcoming process. Jim seconded it. No other discussion. All in favor, none opposed.

Next Meeting Date: Saturday, August 27, 2022.

Meeting Adjourned 9:48 AM

APPROVED:



Judy Eaton
Board Secretary