

# Desert Aire



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April 9, 2010  
Board Meeting Minutes

President Jeff Shimmin called the meeting to order. Roll call was taken with Attorney Michael Wyman, Bill McCaffrey, Don Dahl, Cheryl Wolf, Richard Kummer, Bob Kibler, and Dick Dorton.

**Motion:** to excuse Larry Bonander

Motion made by Bill McCaffrey      Seconded by Bob Kibler      Passed: 6/0

**Motion:** to go into executive session for one hour to discuss common area violations and potential litigation.

Motion made by Bill McCaffrey      Seconded by Rich Kummer      Passed: 6/0

No actions were taken during executive session.

**Motion:** To accept March 12, 2010 Board Meeting Minutes.

Motion made by Bob Kibler      Seconded by Don Dahl      Passed: 6/0

## **Open to the floor:**

Bob Schroeder was present to discuss some matters from the April 2<sup>nd</sup> Golf Committee meeting. There are a couple of long term projects that might have some budget issues.

He reported that the first thing they would like to do would be to start and finish the new construction of the golf cart storage building. James Curdy had come up with an estimate of \$30,000, and the committee wanted to present that for starting in 2011.

They would also like to replace the irrigation system on the back nine golf holes. Similar to what has been done on the front nine holes. The committee doesn't have a firm estimate or an initial cost yet so they are just projecting from what the cost of the front nine was. This was approximately, \$270,000.00. This would happen over a three year period, three holes per year, starting in the year 2012. Initially, before it all gets started there has to be a survey and a plan designed. The cost should be around \$7,000 - \$10,000.

Jeff Shimmin stated that previously the Golf Committee had asked the Board to think about possibly starting a \$20 assessment per year to start building up a fund to take care of this, or wait until they get to the start of this project and try to fit it into the capital that we schedule each year. Bob Schroeder also suggested increasing the amount appropriated for the Golf Improvement Fund. Bob stated that the Golf Committee had no recommendations at this time as they don't know what money is available for these different projects.

The purpose of this report was to let the Board know that these projects were being considered so that any budget issues in the future could be worked on beforehand.

There was a short discussion on how they paid for the new irrigations system on the front nine holes.

Jeff Shimmin stated that the Board would take it all into consideration when doing future budgets.

Rick Moore, who last month had requested an easement to his property by the airport from Desert Aire, brought a rough-draft that had been drawn up by the title company, and their attorney to give to the Board for review.

Jeff Shimmin stated that apparently at the last Airport Commissioners meeting, there were several issues that they have and they will be writing to the Board with them.

**Motion:** To table discussion on Rick Moore's easement to the May board meeting.

Motion made by Rich Kummer      Seconded by Bob Kibler      Passed: 6/0

### **Committee Reports**

**Golf:** Bob Schroeder stated there was nothing more to report to the Board.

**Architectural:** Bill McCaffrey reported that at today's meeting they approved one new house, one garage, one shed, and two misc. of which one was a pool and one was a porch cover.

Cheryl Wolff turned in a request for a License Agreement for a cart path on their property to the golf course cart path. The Architectural Committee has already approved it, so it just needs to be signed by the President of the Board. Jeff Shimmin stated he would sign it and turn it into the office.

**Communications:** Rich Kummer reported that the committee had a productive meeting April 7<sup>th</sup>. The Desert Aire Board had previously requested the communications committee come up with an established procedure for recognizing citizens from time to time. What the committee decided was to recommend that they recognize those people at the Annual Meeting in June. Rich stated that anyone can recommend a person at any time, there will be notices in the news letter. All that is required is a short statement as to why you think this person should be recognized.

Rich reported that the first newsletter went online in March. There were 5 or 6 hard copies that were mailed out and there haven't been any inquiries regarding them not being mailed this time.

The Communications committee touched on the chat room issue again. The committee still recommends that there not be a chat room because of the liability issues.

**Airport:** Rich Kummer reported that the airport liaison met with the Airport Commission last night. They are submitting the grant request for an engineering study to widen the runway 60 feet, do some seal and crack repair in the tie-down area and taxi-ways, and establish and paint the designated Heli-pad for helicopter landings. The Airport Commission does have the matching funds if the State comes through with the request. The airport clean-up is the same weekend as the Desert Aire clean-up. The fly-in breakfast is scheduled for June 19<sup>th</sup>, 2010. The Med-Star will be bringing in their Pilatus PPC-12, two patient, single engine plane.

**Water:** Per Chris Guillen/report

The new magnetic meter is installed on well 6 and is showing about 70 gallons per minute less than the old meter.

Reminder: The new water polices, effective August 1, 2009 states members are not to access the meter boxes in any way or they will be subject to the enforcement mechanisms of the policy.

**Treasurer:** Jeff Shimmin stated that the CUCF Funds were up about 1% over last month. So we are 4% away from our initial investment, and 11% away from recouping that investment plus lost interest over the past three years. There will be a finance meeting later this month or early May to reconfirm the Finance Committees position before the annual meeting.

In reviewing the revenue and expenses so far this year, it looks like we will come in under budget. The under run will be carried over into next year's budget to cover some of those expenses.

**Parks, Marina, and Green Belt:**

Bob Kibler reported that at the last committee meeting with Igor Shaporda from PUD, he told them that things were going smooth in the permitting process. The shoreline management plan was submitted to FERC on March 2<sup>nd</sup>. So far there have been no actions from FERC. The final completion date of the project is 2014.

There were some boaters present at the meeting that were concerned about the condition of the boat launch now. Terry Jensen stated Mr. Shaporda needed more documentation to allow any repair to the ramp. Mr. Shaporda recommended that the Parks committee send a letter to him and to the PUD Commissioners, stating what we would like to have done since we have to wait until the year 2014 for the current plan. Bob Kibler stated that the Parks committee will get the information and pictures together for Igor and possibly request that the Board send a letter to the PUD Commissioners, telling them of our concerns about getting a fix to the boat launch now. Bob stated that it is difficult and time consuming to get the required permits to work under the water.

Bob reported that the PUD will be putting in a new rock barrier at the south end of Desert Aire where Orchard Dr. turns up to highway 243. From the corner of that road down to the water will be a line of boulders to prevent vehicles from driving behind the homes along Orchard Dr.

The Parks committee will be having a work party to install a junior size basketball court May 1<sup>st</sup>.

**Managers:**

James Curdy stated that the security cameras are up and working on Desert Aire Dr. near the entrance and it is working well. He is still working on an agreement to install the camera at the end of Orchard Dr. Hopefully that will be finished by the end of April. PUD and Saddle Mountain Wireless have been extremely helpful in expediting this in lieu of the graffiti incident. At the completion of the project there will be a camera at every entrance to Desert Aire.

**Old Business:**

Fireman's Scramble: Jeff Shimmin stated that at the last Board meeting they discussed the scramble, which is May 1<sup>st</sup>, about having a Med-Star helicopter fly in. James Curdy, Rich Kummer, and Jeff discussed it and they feel that the best place to land would be on the 9<sup>th</sup> fairway close to the green. They should be flying in about 2 PM on May 1<sup>st</sup>. The public will be able to sign up for the Med-Star insurance at that time if they are interested.

**Revised Employee Policies and Procedures:**

Jeff Shimmin presented the Board with a revised Employee Policy for the members of the board to review. James Curdy stated that some of the items to review are the adding of the Med-Star insurance for employees and the distinguishing between classifications of temporary and summer help.

**2010 Ballot Items:**

Jeff Shimmin listed the items that will be on the 2010 ballot, including the budget, Ralph Herth's motion, Michael Wyman's proposed change to how motions are made, and Richard Kummer's motion to turn the Communication Committee into a standing committee. Bill McCaffrey's item for changing the CC and R's definition of the Common area and commercial vehicles on private property, such as trailers and containers being used for storage.

Election of new officers. There are three positions open at this time. Anyone interested in applying needs to get their letter into the office by May 1<sup>st</sup>.

**Newsletter Advertising:**

Jeff Shimmin stated that about three years ago there was a discussion about what the charges would be for advertising in the paper newsletter. Concerns were how big the newsletter should be and the cost of mailing it out. Now that it is online it essentially costs nothing to send out the newsletter. Jeff asked for a discussion on what to do with public service organizations that would like to publish in the newsletter, such as the Lion's Club or the Fire Department. Rich Kummer said that the Communications Committee had discussed this and they felt that if it is a local community service organization they could go up to ½ a page. Dick Dorton suggested that ½ page might be too big and Bill

McCaffrey suggested having a bulletin board/calendar of events, in the newsletter. It was decided to keep them down to ¼ page once per year, per event. If a larger ad is desired the organization will pay the cost over the free ¼ page.

**Budget:**

Jeff Shimmin said that the Budget Committee and the Board have already agreed to place the tennis/pickle-ball court money into the budget for \$120,000, or \$80 per lot. In going through the budget screening expenses, trying to find ways to mitigate that \$80, onetime assessment, they have pruned back on the budget to lower that to \$60 per lot. This budget is \$5,550 out of balance and two ways to bring it back to balance would be to raise that \$60 to \$65, the other is to take some expense out of the budget, possibly through the Capital Item to repaint the outside of the Multi-purpose building this coming year. There was a short discussion on the subject and it was decided to raise the assessment to \$65.

Jeff stated that they have also raised the golf course annual fees by 10% and the fee for boat stickers from \$25 to \$45.

Excluding the tennis courts, the budget went up just under 4% from last year.

**Motion to adjourn**

These minutes have been reviewed and accepted by the Board of Directors this 14th day of May, 2010

Signatures:

Jeff Shimmin \_\_\_\_\_ Date: 05/14/10  
President

Bill McCaffrey \_\_\_\_\_ Date: 05/14/10  
Secretary