

Desert Aire



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July 9, 2010
Board Meeting Minutes

President Jeff Shimmin called the meeting to order. Roll call was taken with Attorney Michael Wyman, Don Dahl, Richard Kummer, Cheryl Wolff, Larry Bonander, and Gary Varney.

Motion: To excuse Bob Kibler and Dick Dorton. Passed

Motion: To accept the June 11, 2010 Board Minutes. Passed

Open to the floor

Michael Mulcahy, President of the Men's Club, requested a trophy case in the center room of the multi-purpose building to showcase golf trophies/plaques. There was a short discussion and permission was granted.

Correspondence

The Board of Directors has received a letter from the contractor hired to work on the duplex by the boat launch. Previously, letters of violation were sent to get the project finished. The contractor is requesting an extension to August 31st to finish the project. Michael Wyman suggested giving them until the 11th which would be 60 days from the date of notice, also to have them give updates every two weeks.

Motion: To give the contractor until August 11, 2010 to complete the project and to give us progress updates every two weeks.

Motion made by Cheryl Wolff Seconded by Richard Kummer Passed 5/0

Committee Reports

Golf: Larry Bonander reported that some of the top soil has been delivered to hole #13.

Architectural: Cheryl Wolff reported that the committee met today and approved one stick built home, one manufactured home with garage, and two miscellaneous.

The Architectural committee received from the office a list of violation notices and license agreements that have not been attended to. Cheryl told the Board that she is willing to talk to these people and see if they can work it out.

Communications: Richard Kummer stated that the committee did not meet this last Wednesday. He just wanted to remind Board members and individuals who have reports for the newsletter, that Wednesday, July 15th is the deadline to get your information to Dave Bevers.

Airport: Rich Kummer reported that he was not able to attend the meeting of the Airport Commissioners last night, so he has nothing to report.

Water: Dick Dorton was not present to give his report.

Treasurer: Jeff Shimmin reported that Desert Aire finished up the 2009/2010 budget year under-running by almost \$33,000. That, together with the carry-over from 2008/2009 budget year of \$96,000 left us with a total under-run of \$128,900. Desert Aire will carry \$120,000 into the budget for 2010/2011.

Jeff stated that he did not have a new number on the CUCF from the Annual Meeting, but it has not changed much since that time.

Parks, Marina, and Greenbelt: Gary Varney reported that the committee discussed several issues on the shoreline update. PUD did not attend the last meeting.

The Parks committee discussed the tennis courts and putting together a planning committee to determine what kind of requirements will be needed. After the committee is formed and they come up with a recommendation, they will submit it to the Board of Directors for approval for the bidding process to begin.

There was a discussion on the boat launch and the 4th of July weekend. There was a lot of boat damage due to high winds. One of the main concerns about the new boat launch is whether there will be enough room for boaters to tie up to the dock to retrieve their trailers. There was some discussion with those that attended the last Parks meeting about what is going on with the money that was assessed per lot for the improvements. The owners would like to have a say regarding what the money is used for if not used for the boat launch.

Old Business

Don Sciascia was not in attendance to discuss the license agreement. Cheryl Wolff stated that she will talk with him.

New Business

Tennis Courts: Jeff Shimmin brought up the new committee being formed and hopefully they will get community input and be able to come up with a recommendation by the next Board meeting and possibly get started working on them after Labor Day.

Golf Cart Zone: Jeff Shimmin reported that the Golf Cart ballot issue was approved, so the Board needs to discuss where they need to go from here. Attorney Michael Wyman addressed the issue stating that ultimately the authority under the statute is given to the County to establish this golf cart zone. The County makes the decision whether to establish the zone, and if it does, the ordinance, after approved, would then address issues like would driving golf carts in these zones be daylight hours only or at night as well,

would there be registration required and what the cost would be, what the boundaries would be of the golf cart zone itself. Desert Aire can make recommendations about how Desert Aire feels those issues should be resolved.

There was a short discussion on what would be needed to register the carts, whether the county needed to, or if Desert Aire could tie it in with the golf cart stickers. Jeff Shimmin asked the Board members to look into the golf cart zone law, specifically the boundaries, hours, and registration issues.

Open Board Position: This position would run until 2013. The opening will be put into the newsletter and James Curdy will get flyer's up. Board members will be contacting some of the write-in candidates from the Annual meeting.

Jeff Shimmin requested that the Board look over the draft policy that James Curdy wrote regarding the security cameras and who should have access to them. Board members were asked to read through the draft and bring their comments to the next Board meeting.

Jeff Shimmin stated that Dave Hargroves asked him to thank the Board for making the decision to cancel the fireworks. This district was the only one to not have any fires on July 4th.

Richard Kummer told the Board that several residents have brought up the hunting that goes on near the Cox Landing. Richard asked if the Parks Committee should talk to PUD regarding this. After some discussion, it was decided that the problem had been going on for years and there really isn't anything that can be done about it.

Someone in the audience stated that they had been going through the By-Laws on the website, trying to determine which way ballot items are passed. Is it by majority of lot owners, majority of votes cast, it isn't very clear in the By-Laws. Jeff Shimmin explained that for a budget to fail it needs over a 50% No vote of the ballots mailed out. To elect a Board Member it is a simple majority of the ballots cast. Attorney Michael Wyman stated that it is a state law and explained how the law worked. The audience member asked if there was some way to educate the property owners regarding this. Jeff stated that he would add into his letter for next year the way the ballot issues are passed and what it would take to pass or fail them.

Motion: To go into executive session for 10 minutes for pending litigation.

Motion: To authorize Desert Aire Attorney to make counter proposal to Jeffrey Varner in order to settle payment of 2007-2010 Dues and Assessments and other collection costs and fees incurred by Desert Aire as recommended by the Desert Aire Attorney.

Motion made by Don Dahl Seconded by Gary Varney Passed: 5/0

Motion to adjourn