

Desert Aire



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June 11, 2010
Board Meeting Minutes

PRELIMINARY

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

Motion: To excuse Dick Dorton and Bill McCaffrey. Passed

Motion: To accept May 14, 2010 Board minutes as corrected. Passed

Committee Reports

Golf: Larry Bonander reported that the committee received donations for the trees they would like to plant. They received \$1,000 from the Men's Club, \$1,000 from the Country Club and \$1,000 out of the budget. Due to the late time of year, it will probably be fall before the trees can be planted. The cost for the trees will be about \$6,500. The increase to golf fees this year has nothing to do with the trees being added. There will be more mats laid out where you enter the fairways. There a new tree added near the blue tee on #2. Larry stated that the golf course is doing fine, play is up, and everything is in good shape.

Someone in the audience asked when the Men's Club voted on giving the Golf Committee money for the trees. Larry stated that it was voted on during one of the regular Men's Club meetings.

Larry Bonander requested that Dick Soderman's golf dues be refunded to Ervalea since he didn't get to play any golf.

Motion: To refund Ervalea Soderman \$325.86 from golf dues payed for Dick Soderman for 2010.

Motion made by Larry Bonander Seconded by Richard Kummer Passes: 5/0

Architecture: Cheryl Wolff stated that the Architectural Committee approved one stick built home, one shed, one garage, one fence, and denied one fence at the meeting today. Jeff Shimmin requested a comparison from last year's growth to be given at the Annual Meeting.

Communications: Rich Kummer reported that the committee had met Wednesday for their normal meeting and several items were brought up. It was decided to set a due date for anyone to send an article to Dave Bevers to be included in the online Newsletter. The next deadlines for the Newsletter are no later than July 15th and no later than September 16th. The dates for next year's Newsletters will be announced later.

Rich noted that on the website there is a calendar of events and the Committee would like to see more events included in the calendar, other than the Board and Committee meetings.

If anyone has a community event to be put on the calendar, they can get in touch with Rich Kummer and he will see about getting it on the calendar.

There have been a few updates to the website including new pictures for the Fire Department. The local contacts area has also been updated.

The Communications Committee thanked Dave Bevers and the Chamber for the great tour they put on of local agricultural business and the water district.

Someone in the audience asked if they could put Committee Meeting schedules on the website. Most are on there now, but like the Golf Committee, some do not have regular schedules. The audience member stated that since the Golf Committee has so much to do with the Golf Course, that more people should be notified in the event they would like to attend the meetings. Larry Bonander suggested they get a hold of Bob Schroeder who is the President of the Golf Committee.

Airport: Richard Kummer stated that the Airport Committee met last night. Most of the meeting was on the Fly-in breakfast this Saturday, June 19th, from 7 AM – 11 AM. Flyers were put on mail box stands today.

Treasurer: Jeff Shimmin reported that as of June 7th, the CUCF funds totaled \$1,077,000, which was down \$56,000 from the last report. Jeff stated that at the last meeting when they were going over the ballot items for the Annual Meeting, one of the ballot items was to change the way the Investment Committee rules get changed. The ballot item says that it has to be changed by a vote of the membership. In the meeting they went through the revised rules that changed our investment policy from the 4-way split to the 100% CD's and cash equivalent investment. He stated that the Board all agreed to that, but a motion was never made and he would like that to be done at this meeting.

Motion: Approve revised Investment Committee rules as attached.

Motion made by Cheryl Wolff

Seconded by Larry Bonander

Passed: 5/0

Jeff has reviewed the budget through the end of May and it looks like the \$120,000 under-run for the year ending June 30th will be rolled into the budget for next year as a carry-over from this year.

Parks and Greenbelt: Bob Kibler reported that the PUD is proceeding on schedule with their permits and applications which they will apply for in July.

The Parks Committee discussed the best way to use the dedicated funds for the boat launch/shoreline improvement. The committee decided it was best to wait until after we reach an agreement with the PUD on managing the river campground and just what our part would be in doing that. It would be best if we spent that money on property that Desert Aire owned. They would like to find a place that is in the category of boat launch/shoreline improvement but is on Desert Aire property. One suggestion would be to formalize and update the community trail access points. There are other possibilities to use this money on.

Bob remarked on the upcoming shoreline clean up day which is coming up, the PUD will have a work force out on the shoreline and will work together to clean the area. A date has not been set for this yet, but Bob will keep the Board updated.

Mr. Kibler stated that the PUD website will be updated Monday June 14th, and will have the latest shoreline plans on it.

Steve Bodin asked about the use of the \$100 assessment for the boat launch upgrade. Was it to be used on the boat launch or can they use it for something else? Attorney Michael Wyman stated that during the discussion three years ago, it was decided the explanation be that the Board make the decision on exactly how the funds were to be used and a plan to be implemented, as of yet the Board has not made that decision yet. There was a short discussion and it was decided to table the matter while the Board looked over the assessment to see exactly what the money can be used for.

Doug Kreie and Gary Wall stated their concerns about the plans that were brought to the owners when the assessment was on the ballot regarding the money being used. Oscar Perdomo suggested that maybe the discussion was out of order as no one had the original documents to look at, and he stated his trust in the Board to bring the options for use of that money to the property owners before it is used.

Old Business

Jeff Shimmin went over the agenda for the Annual Meeting.

Jeff reported that there were about 58 people who attended the June 5th, Ballot question and answer meeting. There were a lot of questions about why Desert Aire needed to raise the various fees. There was also a discussion on the tennis court/RV items. There were a lot of good questions brought up.

New Business

Don and Deborah Sciascia have requested a hearing on the violation notice they received last month. Mr. Sciascia asked the Board to clarify what the violations were. Cheryl Wolff went over the violation notice and pointed them out. Mr. Sciascia stated that all the landscaping and such into the common area was done at the original development in 1991. Jeff Shimmin explained that a lot of things were not done in the past that should have been and the current Architectural Committee is trying to get everyone into compliance by having those that have landscaping extended into the common area sign a License Agreement. This will allow the owners to use that area as their yard, but they would acknowledge that it is still Desert Aire property. There was a lengthy discussion on the matter.

Motion: To continue Don and Deborah Sciascia's hearing, until they have a chance to look at the license agreement, to our next Board meeting in July.

Motion made by Cheryl Wolff

Seconded by Richard Kummer

Passed: 5/0

Bruce and Colleen Dean were present to ask the Board about their fence application denial. The Grant County fence guidelines, for pools, differ from the Architectural height requirement for Desert Aire. There was a short discussion on how to remedy the problem. The decision was made to grant the Dean's permission for the height needed for Grant County.

Motion: To grant the variance for the Dean's fence around the pool, based on Grant County's fence requirement.

Motion made by Cheryl Wolff Seconded by Don Dahl Passes: 5/0

There was a discussion on the RV/Tennis Court ballot item. Ralph Hearth was present to express concerns over communications regarding amounts needed from the budget and owners for the Tennis Court repairs and the RV expansion. There was a short discussion on the possibility of moving the tennis courts when they are repaired. Larry Bonander and Jeff Shimmin suggested waiting to see how everything is voted on at the Annual Meeting and go from there.

Alice Rice had a question regarding the \$65 included in the budget. Jeff Shimmin explained that if the ballot item for the RV/Tennis Courts passed, the \$65 in the budget would be removed. Only one option will be used.

Gary Walls asked if it was true that Desert Aire was going to start charging for the owners to play tennis. Jeff Shimmin confirmed that it was true. Gary stated his concerns about having to pay to use the courts. Larry Bonander suggested that the payment could be set up like the exercise room with a yearly fee and combination lock. It was decided to look at it closer when the time came to set the price. Attorney Michael Wyman suggested Mr. Walls come up with a proposal for the August Board meeting with a different option to running the tennis courts.

Larry Bonander stated that at the last Golf Committee meeting, they came up with an idea of doing a memorial wall for those who have passed away. Larry suggested something different, other than planting trees, etc. Larry was asked to bring it to the Board for discussion. Several Board members expressed their concerns about turning Desert Aire into a memorial garden.

Rich Kummer attended the Airport Commission meeting last night and they had discussed the issue of the Yakima Firing Center's restriction of Desert Aire's Airport being used by the Firing Center, or flying over the area. This restriction also applies to the Army Reserve and the National Guard. It has been in effect since around 1992. Rich asked the Board to really consider asking the Firing Center for a written agreement that they could use the airport during day light hours, with some restrictions. Ralph Herth stated that all they would need was a letter from Desert Aire Board of Directors stating they wished the No-Fly Zone to be cancelled and the Yakima Firing Center could remove it. Jeff Shimmin

suggested that the Airport Commission put together a proposal and bring it back to the Board for further discussion.

Motion to adjourn