



Website: www.desertaire.org
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May 13, 2011
Board Meeting Minutes

President Jeff Shimmin called the meeting to order. Roll call was taken with Dick Dorton, Bob Kibler, Richard Kummer, Cheryl Wolff, and Jeff Shimmin, present.

Motion: To excuse Larry Bonander and Gary Varney.

Motion made by Richard Kummer Seconded by Bob Kibler Passed

Motion: To accept the April 8, 2011 Board Minutes, as corrected.

Motion made by Richard Kummer Seconded by Bob Kibler Passed

Correspondence: Don Dahl sent the Board of Directors a letter of resignation.

Motion: To accept Don Dahl's resignation.

Motion made by Richard Kummer Seconded by Cheryl Wolff Passed

Presentation: David Kucera was present to give a presentation on the airport.

Committee Reports

Architectural: Cheryl Wolff stated that at the Architectural meeting today they approved one manufactured home, two sheds, one swimming pool (fence and pump house), one fence, and one retaining wall. One fence was denied.

John and Shawna Ward had asked the Architectural Committee for a one year extension on building their home because of the type of structure it will be and they will be building it themselves. The Wards also request that the first structure built be a work shed/storage building so they have somewhere to store their equipment. The Architectural Committee recommends to the Board that they give them those waivers.

The Wards were present to show the Board what they are planning.

Motion: Recommend the Ward's be allowed a waiver to take up to 2 years for construction of a home @708 Lakeside Way. Architecture Committee will record start/finish dates.

Also, grant a waiver to begin construction with a workshop/storage building that is a non-live-in structure.

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

Communications: Richard Kummer reported that the committee met April 20th. The main subject was to establish a firm newsletter schedule. Articles for publication in the newsletter will be due to Dave Bevers, no later than 4PM on the 6th of March, May, July, and September.



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There was a question brought up about a 5th newsletter that would go out the end of December or beginning of January. There was no decision on the matter. Richard Kummer reminded everyone about the downloadable forms on the website, one of which is for ordering blue house markers. Dave Bevers has combined the old "Special Events" and "On-going Events" sections into one "Events Schedule" on the web.

Airport: Richard Kummer stated that he was not able to attend the last Airport meeting, but they did discuss putting a 40x40ft emergency EMS-helicopter pad at the west end of the south taxi-way. The Airport Commission would also like to put in a parking/tie-down area at the east end of the south taxi-way. The Airport Commission is looking into SIP funding. Richard reported that the Airport has not signed a contract with Ried-Middleton Engineering for the study of widening the runway to 60 ft. The contract has been awarded to them, but they are waiting to see if they can get a 50-50 matching funds for the study. Tomorrow the Yakima Washington Pilots Association along with the Experimental Aircraft Owners Association has a poker run and the Desert Aire Airport will be one of their stops.

The Annual Fly-in Breakfast to be held the 18th of June, is well underway. Med-star will have the Pilatus here barring there are no emergencies.

Water: Dick Dorton reported that Chris Guillen has been spending some time at the pool getting ready for Memorial Day opening.

Treasurer: Jeff Shimmin stated that the Finance Committee has voted 6-2 to recommend to the Board to take out the balance of the CUCF funds that are invested with American Funds.

Motion: We follow the recommendation of the Finance Committee to liquidate the CUCF American Funds as soon as possible and put the money into CD's.

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

Parks and Greenbelt: Bob Kibler reported that just today the PUD submitted their most recent plan to the agencies to include everything that will happen around the Marina. The project cost is almost at two million dollars. There are 6 government agencies that have to give a pass on the plans, which are the U.S. Fish and Wildlife, the Department of Ecology, State Fish and Wildlife, Grant County Planning, National Marine Fisheries Services, and the Army Corp of Engineers. The very latest that they will learn if it has been approved is the middle of 2012. The PUD is still planning to be ready by Memorial Day 2013.

Bob Kibler stated that the Community Clean-up went well but there is still one common area that is still a mess with tons of concrete on it. Lights have been ordered for the Desert Aire signs at the entrance and they will be installed soon.



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The pool facilities question on the recent survey, indicated that more people are interested in a bigger, better pool along with a better day-lodge. Sometime down the road the committee will be looking into a new pool and day-lodge facility. Dave Hargroves asked if the trail heads would be up at the new cultural building. Bob told him that yes there would be one at each end and two accesses on each side of the marina.

Managers Reports:

James Curdy: Cheryl Wolff asked James if he had contacted the Sheriff about the latest round of graffiti. James stated that he had and they were going to write up a report. The office has contacted some of the owners.

Old Business

Code of Conduct: Richard Kummer stated that Board authority to establish a Code of conduct will be voted on at the Annual Meeting and that if/when it passes, it will be discussed at the July board meeting.

Priority Clean-up List: Jeff Shimmin stated that it has been put into the budget to hire an outside source to come in a few times during the year to clean up the really bad spots in Desert Aire. Bob Kibler and Cheryl Wolff will be putting that list together.

There was a discussion on the rules for shutting off water for non-payment of water bills, dues, and assessments. The Board will be asking on the June ballot to have the authority to shut off the water for non-payment of dues and assessments. There will also be a committee formed to discuss other enforcement issues.

Bob Kibler brought up that there are several properties encroaching onto the common area. People are extending their lawn and landscaping into the common area and he sees a problem in the future for Desert Aire with this and ownership by adverse possession unless Desert Aire puts their foot down or they sign a license agreement. Richard Kummer suggested hiring a surveyor to survey those properties that people are disputing regarding the common area.

New Business

Richard Kummer stated that the Airport had on their agenda, under new business, a turf surface comment, "abandoned". The Airport Commission has basically said they are going to abandon following through with getting the turf done at the airport. They felt there was a lack of interest in getting the project finished.

There was some discussion on the water availability for the Airport. James Curdy reported that there is enough water to supply the Airport.

Richard Kummer brought up the subject of communication and said that there needs to be more between Desert Aire and the Airport, and possibly the Port of Mattawa. Bob Kibler



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stated he doesn't believe that water rights were mentioned in the Airport lease. Richard Kummer asked if there could be a meeting set up with Desert Aire, Airport Commission, and the Port of Mattawa to discuss continuing with the turf project. Jeff Shimmin responded that if the Airport is still interested in it, then they could set up a meeting and see what can be done.

Ballot Packet: Cheryl Wolff asked about the open Board positions, Jeff Shimmin explained that there are three open positions and the fourth position is not a three year term, so needs to be assigned by the Board.

Jeff Shimmin went through all the pages in the Ballot packet.

There will be a notice posted about the June 4th, information meeting,

Motion: To approve the 2011/2012 Desert Aire Annual Packet.

Motion made by Dick Dorton Seconded by Bob Kibler Passed: 5/0

Survey: Cheryl Wolff said she was glad to see the survey online, but would like to know what the purpose of the survey is. Jeff Shimmin stated that the Parks and Greenbelt Committee took the survey results pertaining to the pool and the day-lodge and will begin planning what it will take to get those projects done. More Desert Aire information will be going out to owners about the prices and hours of the pool, park, marina, etc. due to a suggestion from one of the owners on the survey.

Motion: To move into Executive session for 15 minutes for personnel matters.

Motion made by Cheryl Wolff Seconded by Richard Kummer Passed

Motion: To approve James Curdy's Annual Performance Review.

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

The Board had a short discussion on home lighting, security, and the graffiti problem. They discussed different options to getting new information to the owners. Jeff Shimmin suggested getting the Sherriff to come talk at the next Citizen's Patrol meeting and at the Annual Meeting in June. Cheryl Wolff passed on that Rod Bollinger is still trying to get the Block Watch going and people really need to start stepping up.

Motion: To adjourn.

Motion made by Dick Dorton Seconded by Bob Kibler Passed



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These minutes have been reviewed and accepted by the Board of Directors this 13th day of June, 2011

Signatures:

_____ Date:
President

_____ Date: