

Desert Aire



OWNERS ASSOCIATION

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November 11, 2011
Board Meeting Minutes

President Jeff Shimmin called the meeting to order at 7:05pm. Roll call was taken with Attorney Michael Wyman, Dick Dorton, Cheryl Wolff, Mark Benjamin, Don Sciascia, Paul Meredith, in attendance.

Motion: To excuse Rich Kummer and Gary Varney Passed

Motion: To accept the October 14, 2011 minutes.

Motion made by Cheryl Wolff Seconded by Mark Benjamin Passed

Rich Kummer arrived late due to a Fire Dept. call.

Correspondence:

Application for open Board position received from Chuck Fuller from October. The term runs through June 2012. Chuck introduced himself to the Board and the audience.

Application for open Board position received from Hans Groenke. Hans also introduced himself to the Board and the audience.

Jeff Shimmin thanked them for applying and informed them it would be discussed in executive session and he would call them both with their decision.

Letter from Ferris Pugsley requesting that the last three months of his golf dues be transferred into 2012 due to illness. There was a short discussion about the policy and possibly changing it. After the discussion it was decided to put it on the agenda for next month. Mr. Pugsley's request will be tabled until that decision is made.

Don and Deborah Sciascia were in attendance to give a short presentation on their variance request.

There was a short discussion on whether or not the variance should be granted. Rich Kummer requested that they postpone any further discussion on the issue until executive session. He feels that after executive session they will be able to make a decision. There were a few more statements from the audience.

Motion: to adjourn this discussion until after executive session.

Motion made by Rich Kummer Seconded by Cheryl Wolff Passed

Committee reports:

Golf: Don Sciascia stated that the punch card rounds for the season have caused the revenue for the Golf Improvement Fund to be down even though total rounds played are about the same as last year. This could be due to many people who have bought punch cards have not used them all.

Don Sciascia also mentioned that James Curdy reported that ladies tees on 10 and 14 have been completed. New trees are in the ground on #9. The golf committee authorized expenditures for \$4,500.00 from the improvement fund for those trees.

Brian Mullen reported at the golf committee meeting that the feedback from the golfers on the tee it forward program experiment showed indifference. It was the same for the ladies who participated. The golf committee will probably not go ahead with that program unless something changes. The change on #3 that was voted on, the committee will do nothing with that as there were no danger issues.

There will be a sub-committee made up of Don Tracy, Terry Ahrens, and Bob Schroeder, that will review and update the 2011 golf course improvement plan for 2012.

Architectural: Cheryl Wolff reported that at yesterday's meeting they approved one garage and one patio cover.

Communications: No Report. Jeff Shimmin asked about the Parks Committee minutes being posted online and why they weren't done so anymore. He will talk to Gary Varney about it.

Airport: Airport commission met last night and they reported that they got the approval for the grant. The engineering study for the runway improvement is 50% finished. They will be clearing out the far west end and grading out a service road.

Water: Nothing to report

Treasurer: Gary Varney was not present to give his report.

Parks and Marina: Don Sciascia stated that he contacted Igor from PUD and he has sent an update to Don. Igor stated he and his boss would like to attend the December board meeting. They should have their plan approved by this December. On the pool program to replace the pool, the committee plans to send out a letter in March and hopefully get 15-20 people to be on a sub-committee to plan what they would like to do to present to the board.

Old Business

Security Patrol: Jeff Shimmin stated that he and James Curdy met with the Sheriff's department and came to an agreement on the patrol for this year. They started patrolling last Tuesday. Since the patrol has started they have arrested at least 2 people.

Proposal for sale of common area: Jeff Shimmin reported that Attorney Michael Wyman has done some research on some of the issues the last time it was discussed, as far as how it would affect our taxes that we pay if we start selling common area. Attorney Michael Wyman stated he talked to the supervising appraiser of Grant County. The appraiser told him that the sale could affect the taxes, but probably not drastically in any way. He also told Michael that they are in the process of reevaluating Desert Aire's common ground evaluation along with other home owners associations. Jeff Shimmin said that for the Board to be able to approve the sale of common ground, it would have to go before the members to be voted on to give the Board the authority to do that. To get it before the members, one of two things needs to happen. The Board has to agree to put it on the ballot, or the interested parties need to get signatures of 10% of the owners of Desert Aire. The vote would have to have a 2/3 yes vote to give the Board authority to sell common area. There were several people in the audience that wanted to discuss the process and the possible sale. The Board stated they would look into the Board having the authority to look into an easement or lease for the use of common areas.

Motion: To go into executive session, for ½ hour. (Personnel issues and legal issues)
Motion made by Don Sciascia Seconded by Rich Kummer Passed

Rich Kummer and Paul Meredith left at this time.

Return from executive session.

Motion: To appoint Leonard (Chuck) Fuller to the Board position that expires in June, 2012.
Motion made by Cheryl Wolff Seconded by Dick Dorton Passed 5/0

Jeff Shimmin asked the Board if there was a motion to override the Architectural Committee and grant a variance for Don and Deborah Sciascia. There was no motion. The Board stands by the denial for a variance by the Architectural Committee.

Motion to adjourn.

These minutes have been reviewed and accepted by the Board of Directors this 9th day of December, 2011.

Signatures:

_____ Date:
President

_____ Date:
Secretary