

Desert Aire



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October 9, 2009
Board Meeting Minutes

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

Motion: To excuse Richard Kummer
Motion made, seconded, and passed

Motion: To approve and sign the August 14, 2009 Board meeting minutes.
Motion made by Bill McCaffrey Seconded by Cheryl Wolff Passed: 6/0

Correspondence:

Frank Pomerleau turned in an application for the open Board Position

Marv Pessein turned in a letter from his doctor stating that he is unable to play golf, therefore his dues should be refunded.

Motion: To refund to Harley Pessein, the dues for the 2009-10 golf season.
Motion made by: Cheryl Wolff Seconded by: Larry Bonander Passed: 6/0

Committee Reports

Golf: Larry Bonander states that things have really been good. The Golf Committee met this afternoon where James Curdy said that the left side of #4 the trees that were transplanted have all died. Those trees need to be replanted. There has been some new ground under repair. There will be a couple of sprinkler heads added on #13 to try and finish that. Hopefully that will get the grass growing again.

The work on the left side of #8 has been discussed for the future. The Golf Committee would like to see the bunker on the left side of #8 removed. The ground between #4 and #5 will be leveled.

The Golf Committee has come up with a program to put projects they would like to see done on the golf course, prioritized, when they would like to see it done, what it would cost for materials, through the next few years. Don Tracy would like to see the front 9 completed before anything is done on the back nine. There are still two bunkers to repair, one left and one right, of #9. There are several things the architects would like to see done.

Bob Schroeder is the new President for the Golf Committee and Mike Mulcahy is also a new committee member.

Architectural: Bill McCaffrey reported that at the meeting today there were 1 new home, 1 garage, two pools, and two misc. applications approved.

Communications: Jeff Shimmin reported that they had a meeting last Wednesday. He reminded the Board that they need to get their information to Dave Bevers by October 14th for the last newsletter. Jeff announced that this will be the last newsletter for mass mailing. In March of 2010 when the next one comes out, it will be available online, by email, or you may come into the office for a hard copy.

Gary Walls asked if there was something we could do to possibly get a chat room or forum on the website. Jeff Shimmin said that he would inquire into it.

The communications committee decided that there would be a standing meeting at 2 PM on the Wednesday before the board meeting.

The website is coming along great. The board members that have had access to it to work with it, should get their input to Dave within the next two weeks. When Dave Bevers is done working on it, a small group of members will beta test it for him. At the next board meeting, the communications committee will ask for it to be turned on if it runs well.

Water: Dick Dorton reported that they are still working on the fiber-optics. He stated that he is impressed with the job of cleanup they have been doing. Bill McCaffrey said that they will be starting to re-seed shortly.

Treasurer: Jeff Shimmin stated that he has contacted our investment manager and asked how the CUCF Funds are doing. As of our last meeting where the funds were \$1,250,000, they are now up to \$1,700,000, as of two days ago. We are still down 8.7% to what we originally invested.

Parks and Greenbelt:

Bob Kibler told the board that two representatives from the PUD attended the parks and greenbelt meeting today. They updated the committee on their change of scope, and to request to FERC and about the resource surveys that will begin later this month. The survey will go on from late October to early November. During this time there might be people on the shoreline doing some digging, their vehicles will be marked, but they won't necessarily be PUD vehicles. After which, there will be a 30 day consultation period for the FERC stakeholders prior to submittal. There could possibly be a 30 day public comment period.

Gary Walls was present to discuss the repair of the tennis courts with the board. He suggested that the board could put the repair of the tennis courts into the budget for next year or put a special assessment on it. Gary stated that he and James Curdy have spoken about possibly having a \$65 assessment. Jeff Shimmin responded that whatever the motion is to repair the tennis courts, either the board will decide to boost the dues \$65 and not let the people decide, or they will ask the people to decide whether they want to expend \$65 for repairs. He suggested that the people working on the new motion should put it

together and bring it to the parks and greenbelt committee to have Bob Kibler present it to the board and request that it be put on the ballot for next year.

Managers:

James Curdy: Security camera testing is still in progress. We are looking into a different camera that is now being used by another community. They are more costly, but I feel we may have enough money from the security assessment if the reserve officer works out.

James passed out to the board the Patrol Agreement for the new security patrol. If this works out, the cost savings should be significant.

Our engineer with Gray & Osborne is going to give us a quote for work to file a change of "Place of Use" with DOE to help us with our water right permit that we are requesting an extension on. This will allow us to irrigate out on the airport and other areas of the development too.

Maintenance: The Maintenance facility expansion is at least 45 days ahead of schedule and the staff has already moved in. Hopefully it will be finished by the end of October which will make it 90 ahead of schedule.

New Business:

Jeff Shimmin asked the board for their opinion on getting an alarm for the multi-purpose building. There was a short discussion and it was decided that James Curdy would look into the cost of it and report to the board at the next board meeting.

Larry Bonander told the board that he was contacted by the groundskeepers today to let him know that they are very concerned about the area that they live in and would like to attend the next Citizen's Patrol meeting. The next Citizen's Patrol meeting will be a block watch meeting. A gentleman in the audience had some questions about the block watch program. Larry Bonander stated that the signs have already been ordered but, it hasn't been finalized as to who would be in charge of each block.

Cheryl Wolff told the board that there will be an article in the newsletter about the block watch meeting on the 28th. Everyone is encouraged to attend. It will begin at 5:30 PM at the Senior Center.

There are three new members to the Citizen's Patrol. We would like to see more volunteers so that there can be more than one person patrolling every night. Also, it is encouraged for the Hispanic population to volunteer with the patrol.

Larry also reported to the board that the roof at the day lodge/work-out room needs to be fixed. James Curdy said there is a concern with the day lodge roof as it has a solar system and support trusses up there and the roof should really be replaced instead of just repaired. James has some people coming out this next week to look at it to see about the cost.

Larry also told the board that the women's restroom on the back nine has had a leak for about 2 years now and it also needs to get fixed. We need to look into finding someone

that can fix both flat roofs. There was a short discussion on what monies they should allow for the repair.

Motion: To have the roof repaired on the day lodge/workout room and the restrooms on the back nine, not to exceed \$8,000.

Motion made by Larry Bonander Seconded by Cheryl Wolff Passed: 6/0

Jeff Shimmin announced that the multi-purpose building is now a hot spot for the internet. Saddle Mountain Wireless was very kind in setting us up with a great deal. Cheryl Wolff will send them a thank you note from the board.

Motion: To go into executive session for 15 minutes for personnel issues.

Motion made by Jeff Shimmin Seconded by Dick Dorton Passed: 6/0

Motion: To adjourn

Motion made by Jeff Shimmin Seconded by Bill McCaffrey Passed 6/0

These minutes have been reviewed and accepted by the Board of Directors this 13th day of November, 2009

Signatures:

_____ Date _____
President

_____ Date _____
Secretary