

# Desert Aire



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October 14, 2011  
Board Meeting Minutes

President Jeff Shimmin called the meeting to order. Roll call was taken with Attorney Michael Wyman, Cheryl Wolff, Gary Varney, Don Sciascia, Dick Dorton, and Jeff Shimmin present.

**Motion:** To excuse Richard Kummer, Mark Benjamin, and Paul Meredith  
Motion made by Don Sciascia      Seconded by Dick Dorton      Passed

**Motion:** To accept the September 9th, 2011 minutes.  
Motion made by Cheryl Wolff      Seconded by Don Sciascia      Passed

**Annual Audit Report:** Robert McBride from Christiansen and King explained the management report and the financial statements prepared by his firm.

He stressed the need to finish up the equipment inventory and tie it to the general ledger.

He pointed out that starting in 2012 Home Owners Associations will have to start doing a reserve study.

**Motion:** To accept the auditor's report as presented to the Board by Christensen and King Auditors including all financial information.

Motion made by Cheryl Wolff      Seconded by Dick Dorton      Passed 4/0

## Correspondence

The Board has received a letter of intent for joining the board from Leonard Fuller (Chuck) Discussion will follow in executive session.

Mike and Susie Bourbonnie sent a letter concerning a violation notice they received having to do with commercial vehicle parked on their property. Cheryl Wolff explained that the office received a complaint that the Bourbonnies were parking their truck on the property overnight. Susie explained to Cheryl at an earlier discussion that before Mike took the job they had contacted Grant County who says that is it ok for people to park their own trucks in their yard. There was a discussion about what a commercial truck really is. The Board has decided to delay the enforcement until it can be brought up before the community for a vote.

**Motion:** To propose that the Board defer enforcement of the Bourbonnie violation until covenants are revised and presented to the membership in June for a vote.

Motion made by Gary Varney      Seconded by Don Sciascia      Passed 4/0

**Open to the floor:** No one present had anything to say.

## Committee Reports

**Golf;** Don Sciascia reported that James Curdy told the committee that they were going to clean out the middle area of #17 by cutting out some of the desert growth that is in there. They will also be working on #10 by doing 3 lady's tees. They will be expanding them.

Judy Martin talked about the status of the #3 red tees being unsafe. James already has lines out there to correct that.

Brian Mullen conducted the first test Tuesday with the Ladies Club in part of the Play It Forward program. They will be getting feedback from them at the next meeting.

Trees have been ordered for the #9 fairway and hopefully they will be put in by the end of the month.

Ralph Herth will be putting sand bottles in a rack down by the men's restrooms so golfers can use them to fix the divots on the par three's.

**Architecture:** Cheryl Wolff reported that the committee met yesterday and approved 1 manufactured home and 1 shed.

She stated that James Curdy had told Cheryl about a tree that was dying in the greenbelt area. James got a bid to remove the tree and grind the stump, which came in right around \$1,000. The Architectural committee is wondering if we really need to grind the stump and why the maintenance staff doesn't just do it. James explained that it is too big of a tree for our equipment to handle and that it is overhanging a fence and house. Don Sciascia has appealed to the county for a variance in setbacks to accommodate a garage he is planning. Cheryl stated that the Architectural committee has decided to write to the county and ask that they deny him the variance as the setback would be smaller than what is allowed.

**Communications:** Nothing to report.

**Airport:** Nothing to report.

**Water:** Dick Dorton stated that there was an issue brought to them to make a determination on water meters for lots 145 & 146. These lots are being combined into one lot and there is a water meter on each lot currently. Under the guidelines there is only one meter per lot. There has been a request to leave both water meters on this combined lot. The water committee decided that there should only be one meter for the lot. It is not per policy to allow two meters, and previous requests have been denied. The recommendation of the Water committee is to stay consistent with the policy and previous rulings on the policy and not grant two meters, one needs to be removed.

**Treasurer:** Gary Varney stated that the financials are still tracking ahead of plan. Proshop income is still up slightly and water usage is down, these are both good things as we are still holding our own. Jeff Shimmin stated there weren't any CD's or anything that would need to be rolled before next year.

**Parks:** Gary Varney reported that there are a few brief PUD updates. There was a shoreline clean up on the 24<sup>th</sup> and there were only a few loads picked up. Unfortunately there were only two people from Desert Aire that showed up, everyone else was from PUD. Somehow we need to get more community involvement in doing those kinds of things.

Gary stated there are no major changes in the status for the approval of all the improvements on the shoreline plan. All applications are still under review by the government agencies, but they still don't see any major issues. The timeline still stays the same. Ground breaking on the shoreline trail should be early next summer. In water work will start next winter.

PUD is still working on upland litigation measures regarding people who have violated PUD property extending from their property. There will be several meetings regarding this in the future.

Shoreline park management will have an actual agreement to put into place. Desert Aire will propose that we continue to manage, charge fees, pay bills, and PUD will reimburse us for all overages including management and administrative costs. There will also be a fee for management and administrative time it takes. Desert Aire will submit a buoy plan to PUD for them to consider placing in the area as PUD will be removing the buoys that are there now.

The Parks committee would like to have a new camera put up that is focused on the new tennis courts.

We need more community members to step up for the committee that is working on the plans to upgrade the pool and exercise room. No one has stepped forward to help with this yet. The formed committee would like to have a recommendation by the annual meeting next June.

**Managers:**

James Curdy gave a short report on the golf cart storage expansion and lot consolidation. The area that they want to build at has a property line running through it, so they need to consolidate both lots. In the past we

have just done sealed bids to auction off old items. We would like to try selling them on ebay. He would like to send out a notice to members to help facilitate interest in this new process.

James has registered for a seminar on Reserve Studies and Reserve Budgets put on by Community Associations Institute.

The maintenance crew is still working on the pump that has been broken. They need to figure out if it is the drive or the pump. Either way it will be approximately \$10,000. Cheryl asked where the money would come from to pay for this. James responded that that will have to be figured out at the end as the total bill will run somewhere between \$18,000 and \$20,000. We may need to look at CRWF for these funds.

### **Old Business**

Code of Conduct; all of the board members have signed and returned their copy of the code of conduct.

Dick Swaab's proposal to purchase common area; Gary Varney stated that the biggest issue that has come up is that the possible tax implications to the Association could change how they tax us on all the greenbelt in Desert Aire. The board intends to ask Attorney Michael Wyman to look into it. Secondly there is a question on the valuation, is it done properly. The committee will look into it. There are still a few board members that are still uncomfortable with the whole greenbelt issue and how we define it. The board will hold off making a decision until they have answers.

There was a short discussion on the possibility of going about it in a different way.

### **New Business**

**Recognition;** Jeff Shimmin stated that every year Desert Aire has had a luncheon for the employee's. It was pretty much focused on handing out bonus's which we don't do any more. Jeff asked the board what they would like to do as recognition for the employee's this year. Jeff asked for input from the board and suggested a few options himself. It was decided to hold it Friday, November 11<sup>th</sup>, after the board meeting at the Sandtrap.

**Security Patrol;** Jeff Shimmin reported that they are in the process of talking to the Sheriff and arrange for the winter security patrol. Jeff, Mike Wolff, and James will be meeting with him next Thursday to go over cost and availability. The plan is to do the same kind of security patrol as they have done for the past couple of years. Gary Varney stated he would email James regarding the security at Crescent Bar as they use an outside source and it might be something worth looking into. Cheryl Wolff stated there have been two break-ins already over the past two weeks.

**Motion:** To go into executive session for approximately 45 minutes for three personnel issues.

Motion made by Cheryl Wolff      Second Dick Dorton      Passed

Back to open session

**Motion:** To approve the President's proposal on bonuses for James Curdy and Don Tracy.

Motion made by Gary Varney      Seconded by Don Sciascia      Passed 5/0

### **Motion to adjourn**

Motion made by Cheryl Wolff      Seconded by Don Sciascia      Passed

These minutes have been reviewed and accepted by the Board of Directors this 11th day of November, 2011

Signatures:

\_\_\_\_\_ Date:  
President

\_\_\_\_\_ Date:  
Secretary