

Desert Breeze Villas Condominiums

General Session Minutes

January 24, 2017

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Desert Breeze Villas Condominium Association Board of Directors was held on January 24, 2017 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

Attendance

Directors Present

Roman Semaniuk
Hugo Heidinger
MaryAnn Mikulak
Cal Green

Vice President
Treasurer
Secretary
Member at Large

Directors Absent

Chuck Scott

President

Others Present

Judee Parker, CAAM, CMCA, AMS

Total Property Management

CALL TO ORDER

A quorum was present, and Board Vice President Roman Semaniuk called the meeting to order at 6:07 p.m. It was noted that Homeowners would be allowed to comment prior to any vote being taken and that a separate Homeowner Open Forum would be held at the end of the meeting for any new items.

CONSENT CALENDAR

A MOTION WAS DULY MADE, SECONDED, AND CARRIED to approve the following consent calendar items:

- November 10, 2016 Action without Meeting Minutes to approve Board Member Hugo Heidinger to purchase barbecue replacement parts for the cost of \$1,320.86.
- November 10, 2016 Action without Meeting Minutes to approve the issuance of a \$100.00 gift Card to maintenance contractor.
- November 15, 2016 Action without Meeting Minutes to approve Board Member Hugo Heidinger to purchase a new television set for the gym for the cost of \$216.22.
- November 22, 2016 General Session Minutes.
- November 22, 2016 CC&R Amendment voting minutes – Rental term.
- January 13, 2017 Action without Meeting minutes to approve the proposal submitted by Renco to complete tile roof repairs at unit #245/248 for the cost of \$2,624.00.
- October & November 2016 Financial Statements.

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

As of November 30, 2016 the Pacific Western Checking Account balance is \$83,902.66 and the reserve account balance is \$589,964.47. This item has been included for informational purposes only and requires no action.

BOARD DISCUSSION/MANAGEMENT REPORT

Purchase of additional elliptical machine for gym

This item was placed on the agenda to discuss the purchase of an additional elliptical machine for the community gym. A motion was duly made, seconded and unanimously carried to approve a purchase limit up to \$3,000.00 to Board Member Hugo Heindinger for the purchase of the elliptical machine.

Galaxy Gate Bid – Surveillance cameras front and back of community

Management obtained a proposal from Galaxy Gate for the installation of a new surveillance camera system for the front and back of the property, which was submitted to the Board for review. A motion was duly made, seconded and unanimously carried to approve the front camera system only for a cost not to exceed \$7,000.00.

Galaxy Gate Bid – Magnetic lock installation on vehicle gates

Management obtained a proposal from Galaxy Gate for the installation of magnetic locks on the vehicle gates in an effort to prevent pedestrians from squeezing through the gates, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal for the total cost of \$2,245.80.

Mariposa Bid – Installation of desert spoon along perimeter of fence

Management obtained a proposal from Mariposa Landscape based on two scenarios (a) remove all existing bushes on exterior of perimeter fencing and replace with Desert Spoon (b) strategic placement of desert spoon to blend in with existing bushes, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to deny the proposal and to continue research of other available options.

Proposals – Convert barbecues from propane to gas

Board Member Cal Green obtained proposals to convert the four (4) barbecues from propane to gas, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to table this item to the next meeting pending further research on additional costs to repair landscape and walkways along with receipt of a more detailed scope of work.

Window Cleaning Proposal

Management obtained a proposal from Clearly Professional for the cleaning of exterior gym, clubhouse and unit windows (excluding balcony and patio sliders), which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the proposal this year.

Rules & Regulations – Amendment – Leashed Pets

A brief discussion ensued to determine if the rules and regulations would benefit from an amendment that requires all animals to be on a leash vs. the existing rule whereas the requirement only pertains to dogs. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the amendment as written.

Cox Cable for Gym

Homeowners were present at this meeting requesting that the Board consider reinstating the cable television service for use in the gym. A motion was duly made, seconded and unanimously carried to reinstate the service for a cost not to exceed \$60.00 per month.

HOMEOWNER OPEN FORUM

Several homeowners were present at this meeting to discuss the pool deck project, purchasing more elliptical machines for gym, restoring cable television service to the gym and perimeter walls being raised or Shepard hooks being installed.

ADJOURN

There being no additional business to come before at this time, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the meeting to executive session at 7:19 p.m.

ATTEST:



Signature

03/28/2017

Date



Signature

03/28/2017

Date