

Desert Breeze Villas Condominiums  
**General Session Minutes**  
January 26, 2016

**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 26, 2016 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

**Attendance**

**Directors Present**

Chuck Scott	President
MaryAnn Mikulak	Secretary
Hugo Heidinger	Director

**Directors Absent**

Roman Semaniuk	Vice President
Jeff Howard	Treasurer

**Others Present**

Judee Parker, CAAM, CMCA, AMS	Total Property Management
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**CALL TO ORDER**

A quorum was present, and Board President Chuck Scott called the meeting to order at 6:04 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.

**Guest Speaker – Paul Eaves – Nu Flow**

Paul Eaves of Nu Flow was present at this meeting to discuss their proposal to epoxy line the sewer lines of an additional five building at the PVC to ABS connection that contain tree roots along with one main line. It was further discovered that there are several other main lines that are being affected by breaks in the PVC. Mr. Eaves explained the results of their video footage and answered questions posed by the Board and homeowners present.

**CONSENT CALENDAR**

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

- November 24, 2015, 2015 General Session Minutes.
- January 13, 2016 Action without Meeting Minutes to approve Desert Pool to replace the spa heater for the total cost of \$2,350.00 plus tax.
- November & December 2015 Financial Statements.

**MANAGEMENT FINANCIAL REPORT**

**Financial Status of the Association**

As of December 31, 2015 the Pacific Western Checking Account balance is \$61,564.40 and the reserve account balance is \$610,314.74. This item has been included for informational purposes only and requires no action.

**Sewer Line – Nu Flow Epoxy Line Proposal**

At the last meeting, the Board approved Nu Flow to epoxy line the sewer pipes at buildings 1, 2, 3, 4, & 21, which has been completed. Nu Flow was further requested to video camera the remaining sewer lines to determine if there are other buildings that are at risk for back ups requiring epoxy lining as well. Nu Flow completed their inspection resulting in video footage and a proposal to epoxy line five (5) Additional buildings along with a proposal to hydro jet the sewer mains to allow for camera access, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the epoxy lining proposal for the total cost of \$11,500.00 and the hydro-jetting & video camera proposal for the total cost of \$3,200.00.

**Mariposa Landscape Proposal – Granite Replenishment**

Mariposa Landscape submitted a proposal and map to replenish the landscape granite to be performed in four phases at the rate of one phase per year, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal for the cost of \$1,875.00 per phase with all phases being completed over a 3-4 year period.

**Goodwill Proposal – Replacement of 12 Light Poles**

Goodwill Commercial Services submitted a proposal for replacement of twelve (12) light poles that have been identified as irreparable, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the proposal and approve a \$1,000.00 budget that will allow the Board to purchase fixtures as they become necessary.

**Proposal – Replacement of Elliptical Gym Equipment**

Management informed the Board that Above All Fitness reported that the elliptical machine in the gym is irreparable as parts for this style are no longer manufactured. Based on this information, Management obtained a proposal from Fitlogistics to replace the elliptical machine with a new commercial grade elliptical along with obtaining pricing for a Bowflex machine, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the proposals and to approve a \$1,000.00 budget that will allow the Board to purchase the equipment from another supplier.

**Pool Deck Remodel Proposals**

The Board had previously approved a proposal to Coral Pools to resurface the pool deck to match the existing material. Upon further consideration, it was determined that an artistic paver would be a better option. Amended proposals for replacement of the deck with artistic pavers were obtained from Coral Pools, Desert Pools and Tribal Waters, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Tribal Waters for the total cost of \$73,660.00 to be scheduled in May.

**Discussion – Possible Rule Amendments**

A discussion ensued to determine if a possible amendment to the rules should be implemented that would include the below items:

1. Number of guests per unit that may be in the gym. The pool currently has a rule limited to 2 guests per unit; however, there is no rule for the gym.
2. Items on front landing. Rules for balcony and patio only.
3. Vehicles remaining unmoved in open parking spaces for long periods of time. Possible rule would be to place a 48 hour time limit whereas a vehicle would then need to be driven and moved to a new location. This proves to the association that the vehicle is not stolen, abandoned and/or inoperable. Out of state owners who leave their vehicles at Desert Breeze property would need to park in their assigned space.
4. Issuance of Parking Permits – Pricing obtained from Peachtree – 2 boxes of 100 permits: \$250.00.

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve amending the rule regarding item # 1 as stated, denying the rule regarding item # 2, and to table the rules regarding items # 3 & # 4 pending further research and discussion of a possible parking permit program.

**HOMEOWNER OPEN FORUM**


Homeowners were present at this meeting at which time a brief question and answer period ensued regarding parking permits, rules, feral cats, tenant to owner ratio, home sales.


**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 at 8:10 p.m.

**ATTEST:**

  
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Signature

  
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Date

  
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Signature

  
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Date