

Desert Breeze Villas Condominiums  
**General Session Minutes**  
January 27, 2015

**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 27, 2015 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

**Attendance**

**Directors Present**

Chuck Scott	President
Roman Semaniuk	Vice President
Jeff Howard	Treasurer
MaryAnn Mikulak	Secretary
Hugo Heidinger	Director

**Directors Absent**

Jeff Howard	Treasurer
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**Others Present**

Judee Parker, CMCA®, AMS®, CAAM® Total Property Management  
Sarah Matson, Total Property Management  
Danny Egan, Cactus Asphalt  
Justin Holbrook, Holbrook Asphalt  
Richard Hunt, Dynamite Paving

**CALL TO ORDER**

A quorum was present, and Board Vice President, Roman Semaniuk, called the meeting to order at 6:00 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 UNANIMOUSLY CARRIED UNANIMOUSLY to approve the consent calendar, which consisted of the following items:

- May 27, 2014 General Session Minutes.
- June 6, 2014 Action without Meeting Minutes to approve the renewal of the Associations General Liability insurance policy with Travelers for the total annual premium of \$22,870.00 for the policy period 05/25/14 thru 06/25/15.
- May & June 2014 Financial Statements.

**MANAGEMENT FINANCIAL REPORT**

**Financial Status of the Association**

As of December 31, 2014 the Pacific Western Checking Account balance is \$52,621.27 and the reserve account balance is \$571,400.23.

**Tax, Audit, Review, Compilation Proposal-Ginsburg & Dwailibee**

Management obtained proposals from Ginsburg & Dwailibee for preparation and filing of taxes along with preparation of an audit, review, or compilation report, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Ginsburg & Dwailibee for filing of taxes and preparation of a compilation report for the total cost of \$750.00.

**Workers Comp Insurance Renewal - Hanover Insurance Group**

Management informed the Board that the Association's workers comp insurance policy is due to renew on January 30, 2015. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the renewal of the workers comp policy with Hanover for the total annual premium of \$735.00.

**Asphalt Proposals**

Management obtained proposals from Cactus Asphalt, Holbrook Asphalt and Dynamite Paving for the application of crack seal, seal coat and re-striping of parking areas and insignias, which were presented to the Board for review. Each vendor was present at this meeting to discuss thier proposal and to answer questions. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Dynamite Paving for the total cost of \$8,848.00 plus \$497.00 tax.

**Mariposa Landscape Proposal - Tree Trimming**

Management obtained a proposal from Mariposa Landscape for the trimming of 50 Mesquite trees, 11 Palo Verdes, 2 Jacaranda, 25 Shoe String Acacia, 39 Heritage Oak, 33 Oleander and 4 Sissoo, which was presented to the Board for review. In addition, Mariposa Landscape recommended crowing some of the trees need to reduce the height so they will be healthier. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal for the total cost of \$11,201.35. FURTHER RESOLVED, management was directed to contact Mariposa Landscape to determine if they would be will to negotiate their pricing down to \$10,000.00.

**Cox Internet Proposals**

Due to difficulties in remotely connecting to the surveillance system caused by slow internet speeds, Management obtained a proposal from Cox Internet & Cable to increase the speed from 1.5 Mbps to 15 Mbps, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND CARRIED to deny the proposals as a Board Member can review the footage onsite if an issue arises. FURTHER RESOLVED, the Board approved complete cancellation of the internet service.

*Against: Jeff Howard*

**Proposals to Retrofit Existing Lighting with Energy Efficient Lighting**

Management obtained a proposal from Goodwill Commercial Lighting and Troon Lighting to retrofit the building and carport lights with energy efficient LED lighting, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the proposals and to replace light bulbs with new LED bulbs as they burn out.

**HOMEOWNER OPEN FORUM**

Several homeowners were in attendance at which time a brief question and answer period ensued.

**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 7:49 p.m.

**ATTEST:**

  
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Signature

*26/05/15*  
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Date

  
\_\_\_\_\_  
Signature

*26/05/15*  
\_\_\_\_\_  
Date