

Desert Breeze Villas Condominiums
General Session Minutes
January 28, 2014

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 28, 2014 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

Attendance

Directors Present

Chuck Scott	Vice President
Jeff Howard	Treasurer (via phone conference)
MaryAnn Mikulak	Secretary
Hugo Heidinger	Director

Directors Absent

Roman Semaniuk	President
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Others Present

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

A quorum was present, and Vice President, Chuck Scott, 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 UNANIMOUSLY CARRIED UNANIMOUSLY to approve the consent calendar, which consisted of the following items:

- November 26, 2013 General Session Minutes.
- November & December 2013 Financial Statements.

MANAGEMENT/FINANCIAL REPORT

Financial Status of the Association

As of December 31, 2013 the Pacific Western Checking Account balance is \$23,948.33 and the reserve account balance is \$508,160.60.

BOARD DISCUSSION/MANAGEMENT REPORT

Tree Trimming Proposals

Management obtained proposals from Mariposa Landscape, Broken Limb and All Year Round for the trimming of 44 Mesquite trees and 13 Palo Brea trees located throughout the community, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Mariposa Landscape for the total cost of \$4,560.00.

Goodwill Commercial Maintenance Proposal – Trash Enclosure

Goodwill Commercial Maintenance submitted a proposal to demolish the existing trash enclosure located next to building # 19 and to install the existing corrugated gates with new bollards on the existing enclosure between building # 18 and # 17, 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 \$676.00 to demolish the enclosure at building # 19 and the cost of \$1,308.00 to install the gates and bollards on the enclosure between building # 18 and # 17 contingent upon approval from the City of Phoenix.

Clubhouse Rental Agreement

Management informed the Board of two recent occasions where a clubhouse rental application was received on short notice for approval to rent the clubhouse. As management needs ample time to process the applications along with being able to schedule opening and closing of the clubhouse with a Board Member, management recommended that the clubhouse rental agreement be amended in Section B, item # 1 to indicate that “applications must be submitted at least two weeks prior to the scheduled event in order to be considered”. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the amendment is effective immediately.

Violations - Discussion

Board Member Chuck Scott requested that this item be placed on the agenda for discussion on how to address violations involving dogs and disruptive activities. Management reminded the Board and members present that violations must be reported by the witnessing party by filling out a violation report form, which is required by State Law. Once a formal written complaint is received, the Association can then proceed with putting the violating resident on notice by sending a formal violation letter. If the violation continues, the witness will need to submit another violation report form in order for the next step to be taken. In regards to barking dogs, owners can also file a report with the Maricopa County Animal Control Department. This item has been included for informational purposes only and requires no action.

Rental Units - Discussion

This item was placed on the agenda to discuss complaints from residents regarding rental units. Management informed the Board and members present that due to the recent CC&R amendment that allows for short term rental of units for a period of no less than 7 days, the Association cannot prohibit rentals. To prohibit or reduce the number of units that can be rented, a CC&R amendment would need to be approved by the members and recorded. This item has been included for informational purposes only and requires no action.

HOMEOWNER OPEN FORUM

Homeowners were present at this meeting to request that the pool hour closing time be changed from 10:00 p.m. to 11:00 p.m. A MOTION WAS DULY MADE, SECONDED AND CARRIED to approve changing the pool closing time to 11:00 p.m. effective immediately.

Against: Jeff Howard

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 7:27 p.m.

ATTEST:

Maryann Mikulak

Signature

3/25/2014

Date

[Handwritten Signature]

Signature

3/25/14

Date