

Desert Breeze Villas Condominiums
General Session Minutes
March 25, 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 March 25, 2014 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

None

Others Present

Judee Parker, CMCA®, AMS®, CAAM® Total Property Management

CALL TO ORDER

A quorum was present, and Board President, Chuck Scott, called the meeting to order at 6:35 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:

- January 28, 2014 General Session Minutes.
- January 30, 2014 Action without Meeting Minutes to approve renewal of the Associations workers comp policy for the total annual premium of \$709.00.
- February 5, 2014 Action without Meeting Minutes to approve the office of Ginsburg & Dwailibee to prepare the taxes and audit for the fiscal year ended December 31, 2013 for the total cost of \$2,750.00.
- February 28, 2014 Action without Meeting Minutes to approve the contract proposal submitted by Desert Pool to provide pool maintenance service for the total cost of \$575.00 per month.
- Ginsburg & Dwailibee audit of financial statements.
- January & February 2014 Financial Statements.

MANAGEMENT/FINANCIAL REPORT

Financial Status of the Association

As of February 28, 2014 the Pacific Western Checking Account balance is \$43,509.88 and the reserve account balance is \$522,814.37.

BOARD DISCUSSION/MANAGEMENT REPORT

Bank account approaching FDIC limit

Management informed the Board that the Pacific Western Bank Accounts is quickly approaching the limit insured by FDIC and suggested that the Board consider investing some of these funds into a CD. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve transferring \$88,000.00 from the Pacific Western Money Market account into a Morgan Stanley CD account for a 12-month term.

Dog Waste DNA Program

At the last meeting, a discussion ensued regarding pet waste violations. A resident who was present at the meeting suggested having a dog waste DNA testing program in place that could help alleviate the problem of residents not picking up after their pets. Management located a Phoenix company who provides this type of service for an initial fee of \$35.00 per pet to obtain a DNA sample and a \$75.00 testing fee for each waste sample that is tested. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny implementing a pet waste DNA program as the cost would outweigh the benefit.

Goodwill Commercial Maintenance Bid – Dryer Vents

At the January meeting, the Board and members present inquired about the responsibility of dryer vent cleaning. Management informed the Board that in reviewing the CC&R's, it appears that the dryer vents are an exclusive use item which would be the owner's responsibility to maintain. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve sending out notice in a newsletter advising residents to inspect and clean their dryer vents.

Barbecue Replacement Parts

Board Member Hugo Heidinger reported that some of the burners on the barbecues are not working properly and should be replaced along with replacing some of the stainless steel plates. The cost to purchase six (6) new burners and six (6) stainless steel plates is approximately \$900.00 to \$1,000.00. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the purchase of six new burners and six stainless steel plates for a cost not to exceed \$1,000.00.

F. Insurance Renewal – Crime Policy

Management informed the Board that the Associations Crime Policy (Fidelity Bond) is due to expire 04/25/14. Management obtained renewal premiums for a policy that will run from 04/25/14 through 06/25/15 to bring the renewal date in line with the other policies, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve binding coverage with Travelers Insurance for the total annual premium of \$996.00 with a renewal date of 06/25/15.

Homeowner Request – Public Membership Listing

A resident submitted email correspondence requesting that a membership listing be created for public resident use so owners could contact other owners. Management informed this resident that due to privacy laws, owners would have to provide written authorization to have their names, phone numbers, email addresses, etc. published. Further, if the Association elects to create such a listing, notice will need to be sent out and only members who “opt in” will be placed on the list. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny creating a membership listing due to lack of interest from the numerous members present at this meeting.

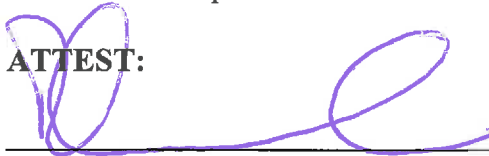
HOMEOWNER OPEN FORUM

Homeowners were present at this meeting 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 7:12 p.m.

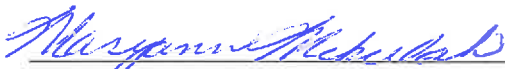
ATTEST:



Signature

05/27/14

Date



Signature

5/27/2014

Date