

Desert Breeze Villas Condominiums
General Session Minutes
March 22, 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 March 22, 2016 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

Attendance

Directors Present

Chuck Scott	President
Roman Semaniuk	Vice President
MaryAnn Mikulak	Secretary
Hugo Heidinger	Treasurer
Cal Green	Member at Large

Directors Absent

None

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 6:41 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 consent calendar, which consisted of the following items:

- January 26, 2016 General Session Minutes.
- January 2016 Financial Statements.

Abstain: Cal Green

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

As of January 31, 2016 the Pacific Western Checking Account balance is \$60,855.32 and the reserve account balance is \$610,758.23. This item has been included for informational purposes only and requires no action.

Ginsburg & Dwailibee – 2015 Compilation Report

Management obtained the compilation report from the office of Ginsburg & Dwailibee for the fiscal year ended December 31, 2015, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND CARRIED to accept the 2015 compilation report as prepared with no changes.

Abstain: Cal Green

Money Market Account Nearing FDIC Limit

Management informed the Board that the money market account with Morgan Stanley is approaching the FDIC limit. To protect the funds, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve investing \$75,000.00 in a 12-month CD.

Window Cleaning Proposal

Management obtained a proposal from Clearly Professional Window Cleaning to provide window cleaning services of the exterior unit windows (excluding balcony and patio sliding glass doors) along with the interior and exterior gym and clubhouse windows, which was presented to the Board for review. Only one proposal was obtained as this vendor provided the best price and quality in 2015. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Clearly Professional Window Cleaning to be performed in April and October 2016 for the total annual cost of \$4,700.00 (\$2,350.00 in April & \$2,350.00 in October).

Discussion – Possible Rule Amendments

The following two items were tabled at the last meeting pending further discussion to determine if a possible amendment to the rules should be implemented that would include the below items:

- Vehicles parked in open spaces must be moved every 48-hours and are not permitted to be stored.
- Issuance of Parking Permits to residents and guests.

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the implementation of a new rule and parking permits at this time.

Carport Parking Spaces

Management informed the Board that it had been brought to management's attention that some owners are allowing full time residents to use their carport parking space when they are not in town. Issues with this arrangement can occur when the owner leases the unit and fails to advise the person they allowed to use their space that the unit has been rented. This situation could result in the new tenant contacting management to request the vehicle be towed. To prevent unnecessary towing of vehicles from carport spaces, Management has been directed to continue forward with existing protocol whereas only the owner of a unit is authorized to report an unauthorized vehicle being parked in their carport space. This item has been included for informational purposes only and requires no action.

HOMEOWNER OPEN FORUM

Several homeowners were present at this meeting at which time a brief question and answer period ensued regarding parking permits, rules, feral cats, window cleaning, and pool deck remodel.

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 7:20 p.m.

ATTEST:

Maryann Mikulak

Signature

05/24/2016

Date

C.T. Scott

Signature

06/02/2016

Date