

Desert Breeze Villas Condominiums  
**General Session Minutes**  
May 26, 2015

**E OF MEETING**

Due notice given and received, a meeting of the Desert Breeze Villas Condominium Association Board of Directors was held on May 26, 2015 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

**Attendance**

**Directors Present**

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

**Others Present**

Pat Dennis	Total Property Management
Lori Grove, CAAM, CMCA, AMS	Total Property Management

**CALL TO ORDER**

A quorum was present, and Board Vice President, Roman Semaniuk, called the meeting to order at 6:01 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 to approve the consent calendar, which consisted of the following items:

- January 27, 2015 General Meeting Minutes.
- January 30, 2015 Action without Meeting Minutes to approve service contract with Goodwill Commercial Maintenance to perform Handyman/Porter services.
- March 24, 2015 Organization Meeting Minutes.
- May 5, 2015 Action without meeting Minutes to approve the removal of a diseased tree to be replaced with Pistache tree.
- January, February, March and April 2015 Financial Statements.
- December 31, 2014 Ginsburg & Dwailebe CPAs Compilation Report.

**MANAGEMENT FINANCIAL REPORT**

**Financial Status of the Association**

As of April 2014 the Pacific Western Checking Account balance is \$53,608.80 and the reserve account balance is \$569,898.08. This item has been included for informational purposes only and requires no action.

**Discussion of Reserve Savings**

**Stanley Morgan CD**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve renewal of the following CD for an additional 1-year term:

- First Bank CD - \$88,000.00.

**Pacific Western Bank**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the investment of \$125,000.00 in a 3-month Cedar account CD with Pacific Western Bank.

**BOARD DISCUSSION/MANAGEMENT REPORT**

**Replacing Storage Room Doors and Lock Sets**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the purchase and installation of ten (10) security doors, locks and blank plate for a cost not to exceed \$2,500.00. Marcus of Goodwill Industry will install the security doors during his allotted work schedule.

**Purchase of Lounge Chairs**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOSLY CARRIED to approve the purchase of pool lounge chairs for a cost not to exceed \$1,000.00 to be purchased by Board Member Hugo Heindinger in September.

**Window Cleaning**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Clearly Professional for the exterior cleaning of unit windows (balcony and patio sliders excluded), clubhouse windows and gym windows in addition to screen deep cleaning for a total cost of \$2,350.00.

**Mariposa Landscape – 3 Year Tree Trimming Contract**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the next meeting pending further review and discussion.

**Goodwill Industries – Pool Fence Repair**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve to cut old vertical of the pool fence, dig up the footing and lay new footing and then install and weld new vertical for \$1,194.00 by Goodwill Industries after board member Roman Semaniuk inspected and noted the bad vertical for final approval. After the executive session board member Roman Semaniuk inspected the pool fence and approved to move forward with the repair.

**Review and Possible changes to Pool Rules and Regulations**

The Board discussed possible changes to the pool rules and regulations to include that the wearing of street clothes in the pool is prohibited along with amending the wording of “adult supervision”. This item was tabled to the next meeting pending further review and discussion.

**Amendment Desert Breeze Villas Condominiums Violation & Appeals Policy**

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve correcting the second notice to read \$100.00 fine imposed instead of \$50.00. As well as the third notice is to read \$200.00 fine imposed and adding a fourth notice and it is to read \$300.00 fine imposed.

**HOMEOWNER OPEN FORUM**

Two homeowners were present at this meeting with no comments.

**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 6:44 p.m.

**ATTEST:**

  
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Signature

09/22/15  
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Date

  
\_\_\_\_\_  
Signature

9/22/15  
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Date