

Desert Breeze Villas Condominiums
General Session Minutes
May 27, 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 (Via phone conference) |
| Roman Semaniuk | Vice President |
| Jeff Howard | Treasurer |
| MaryAnn Mikulak | Secretary |
| Hugo Heidinger | Director (Via phone conference) |

Directors Absent

None

Others Present

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

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:

- March 25, 2014 General Session Minutes.
- March 25, 2014 Organizational Meeting Minutes.
- March 28, 2014 Action without Meeting Minutes to approve the purchase of six (6) new pool lounge chairs for the cost of \$179.00 per chair to be purchased by Board Member Hugo Heidinger.
- April 8, 2014 Action without Meeting Minutes to approve the proposal submitted by Cactus Asphalt to remove a 12 x 12 section of asphalt between garages 8 & 10, excavate dirt to expose leaking plumbing pipe for repair, backfill and install new asphalt for the total cost of \$5,851.21.
- March & April 2014 Financial Statements.

MANAGEMENT/FINANCIAL REPORT

Financial Status of the Association

As of April 30, 2014 the Pacific Western Checking Account balance is \$40,250.67 and the reserve account balance is \$534,550.48.

Retrofit Lighting throughout Community Proposals

Management obtained proposals from Goodwill Lighting Division, Deca Southwest, and Trimm Electric to retrofit the lighting throughout the community with low wattage CFL and LED lighting, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the July meeting pending further research of potential Federal rebates being offered as the rebates offered by APS are minimal.

Reserve Maintenance Items

Board Treasurer, Jeff Howard prepared a list of reserve maintenance items that are slated to be addressed in 2015 as per the most recent reserve study. Three of the items listed were included on this agenda. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve proceeding with the list of 2015 reserve items deferring only the building painting to another year.

Violation – Storage of Construction Materials in Garage – Unit # 126

A notice of violation was sent to the owner of the above listed unit for storage of construction materials within the garage. The owner was present at this meeting to discuss the matter with the Board stating that there are no construction materials being stored and that the garage can hold a vehicle as originally designed. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny taking any further action regarding this matter.

Garage Ownership-Legal Opinion

This item was placed on the agenda to discuss ownership of the garages to determine if a legal opinion should be obtained on how the Association should address garages that may still be owned by persons who sold their condo but did not transfer ownership of the garage to the buyer, which could potentially create issues with rules enforcement if there is a violation and the Association has no one to contact due to the owner selling their unit and moving on. A MOTION WAS DULY MADE, SECONDED AND CARRIED to deny obtaining a legal opinion as the garages are privately owned.

Against: Chuck Scott, Hugo Heidinger

Crime Free Program

Management informed the Board that the Governor recently signed into law, the omnibus bill that includes changes to SB1482 (Rental Properties). The new law states that the Association is no longer permitted to request copies of lease agreements, background checks, rental applications, etc. and may only request the following:

1. The names of tenants (adults only).
2. Contact information for adults occupying the unit.
3. The time period of the lease including the beginning and ending dates of the tenancy.
4. Description of tenant's vehicles.
5. The license plate numbers of the tenant's vehicles.

This item has been included for informational purposes only and requires no action.

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 7:37 p.m.

ATTEST:



Signature

Date 7/22/14



Signature

Date 07/22/14