

Desert Breeze Villas Condominiums
General Session Minutes
July 22, 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 July 22, 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
MaryAnn Mikulak	Secretary
Hugo Heidinger	Director (Via phone conference)

Directors Absent

Jeff Howard	Treasurer
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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:

- May 27, 2014 General Session Minutes.
- June 6, 2014 Action without Meeting Minutes to approve the renewal of the Associations General Liability insurance policy with Travelers for the total annual premium of \$22,870.00 for the policy period 05/25/14 thru 06/25/15.
- May & June 2014 Financial Statements.

MANAGEMENT/FINANCIAL REPORT

Financial Status of the Association

As of June 30, 2014 the Pacific Western Checking Account balance is \$37,653.53 and the reserve account balance is \$547,669.28.

BOARD DISCUSSION/MANAGEMENT REPORT

Asphalt Proposals

This item was tabled at the March meeting pending further review and discussion. Management obtained proposals from Cactus Asphalt, Holbrook Asphalt, and Dynamite Paving to complete asphalt repairs, seal coating and re-striping of parking stalls and insignias, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the November meeting pending a final interview with each vendor to discuss the seal coat materials that are being used in addition to contacting references.

Replacement of Clubhouse Carpet and Kitchen Tile Proposal

Management obtained a proposal from Nautilus Construction to replace the carpeting in the clubhouse which was approved by the Board at the March meeting pending final carpet selection. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the installation of "New Bigelow-7843-Desert Oasis.

Desert Pool – Replacement of Salt Chlorinator

John Stallone of Desert Pool reported that the salt chlorinator currently installed on the pool does not work efficiently and therefore recommends replacing the system with either an automatic chlorine feeder or a Pulsar sanitizing system. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the installation of a Pulsar Sanitizing System for the total cost of \$5,800.00 upon confirmation from the vendor that this system will not increase the monthly maintenance contract rate.

Goodwill Commercial Maintenance Proposal – Power wash Buildings

Management obtained a proposal from Goodwill Commercial Services to power wash under the building eaves, unit entryways and around building light fixtures to remove cobwebs and dust that has built up in these locations, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal for the total cost of \$2,496.00. Further resolved, the Board has requested that the service not be scheduled until after the monsoon season has passed.

Goodwill Commercial Maintenance Proposal – Replace Damaged Fire Lane Signs

Management obtained a proposal to replace the 26 faded "No Parking-Fire Lane" signs throughout the community, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the July meeting pending an inspection of the signs to be performed by Vice President Roman Semaniuk.

Painting of Stairway Railings, Perimeter Fencing and Pool Fencing Proposals

This item was tabled at the March meeting pending further review and discussion. Management obtained a proposal from Goodwill Commercial Maintenance and Nautilus Construction for the painting of the stairway railings, perimeter fencing and pool fencing, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table this item to the September meeting pending receipt of an amended proposal from Goodwill Commercial Maintenance to provide a cost to brush and roll the paint in lieu of spraying.

Retrofit Lighting throughout Community Proposals

This item was tabled at the March meeting pending further review and discussion. Management obtained proposals from Goodwill Lighting Division, Deca Southwest, Trimm Electric and Troon Lighting Agency to retrofit the lighting throughout the community with low wattage 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 September meeting pending further discussion.

Patrol Proposals

Management obtained proposals from Signal 88 and Emerald Security to provide community patrol services, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the proposals.

Amended Parking Rules

At the March meeting, the Board directed management to amend the parking rules that will now state that “vehicles will be tagged with a 48 hour warning notice or may be towed immediately”. In addition, two new rules were added as follows:

- #10: Parking in front of the clubhouse is not permitted unless you are parking in the designated handicap space and displaying the proper handicap sign on your vehicle.
- #12: Vehicles belonging to residents who no longer live within the community.

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the above noted parking rules as written. FURTHER RESOLVED, the Board requested management to include the definition of “Resident” in the rules and to send to the attorney for final review to ensure no laws are being violated prior to mailing out to the membership.

Legislative Update - 2014

Management informed the Board that the State Legislature has passed several new laws pertaining to homeowners associations, which will become effective July 24, 2014, except for HB 2021, which will become effective on December 31, 2014. This item has been included for informational purposes only and requires no action.

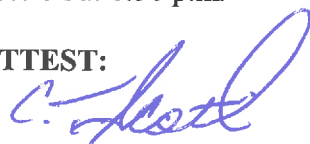
HOMEOWNER OPEN FORUM

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 6:36 p.m.

ATTEST:



Signature



Date



Signature



Date