

Desert Breeze Villas Condominiums

General Session Minutes

July 26, 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 July 26, 2016 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	Treasurer (Via phone conference)

Directors Absent

Cal Green	Member at Large
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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 6:00 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 CARRIED to approve the following consent calendar items:

- May 24, 2016 General Session Minutes.
- May 18, 2016 Action without Meeting Minutes to approve the Tribal Waters contract addendum to delete aerators, add filter to be Pentair TR140C, delete 3hp pump whisper flow and add 3hp pump EFE 12. This addendum does not affect the contract price.
- July 21, 2016 Action without Meeting Minutes to approve Goodwill Commercial Pool Maintenance to replace the inoperable salt system chlorinator for the cost of \$1,549.66.
- May & June 2016 Financial Statements.

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the following consent calendar item as the project was cancelled to prevent damages to the pool surface:

- July 21, 2016 Action without Meeting Minutes to approve Goodwill Pool Maintenance to acid wash the pool and spa for a cost not to exceed \$2,500.00.

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

As of June 30, 2016 the Pacific Western Checking Account balance is \$108,127.72 and the reserve account balance is \$550,262.80. This item has been included for informational purposes only and requires no action.

Maturing CD

Management informed the Board that the following CD is due to mature on September 30, 2016 and a decision would need to be made as to whether or not the funds will be invested for an additional term or remain liquid for any upcoming or anticipated projects. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve reinvesting the CD for an additional 12-month term.

- G/L # 1223 - MSRES - \$75,000.00

BOARD DISCUSSION/MANAGEMENT REPORT

There were no new items to discuss this month.

HOMEOWNER OPEN FORUM

Two homeowners were present at this meeting to discuss the pool deck project and anticipated re-opening date.

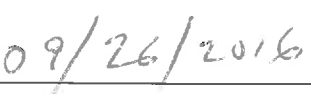
ADJOURN

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 6:15 p.m.

ATTEST:




Signature



Date



Signature



Date