

Desert Breeze Villas Condominiums  
**General Session Minutes**  
September 26, 2017

**Notice of Meeting**

Upon due notice given and received, a meeting of the Desert Breeze Villas Condominium Association Board of Directors was held on September 26, 2017 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

**Attendance**

**Directors Present**

Hugo Heidinger	President (via phone conference)
Cal Green	Vice President (via phone conference)
Jamie Kostick	Treasurer
MaryAnn Mikulak	Secretary
David Burdick	Member at Large (via phone conference)

**Directors Absent**

None

**Others Present**

Judee Parker, CMCA®, AMS®	Total Property Management
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**Call to Order**

A quorum was present, and President Hugo Heidinger called the meeting to order at 6:03 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 following consent calendar items:

- May 23, 2017 Regular Session Meeting Minutes.
- August 11, 2017 Action without Meeting Minutes to approve Park Pro to replace the counsel hinge on the vehicle gate for the cost of \$1,475.40.
- May, June & July 2017 Financial Statements.

**Management Financial Report**

**Financial Status of the Association**

As of July 31, 2017 the Pacific Western Checking Account balance is \$104,107.21 and the reserve account balance is \$613,449.50. This item is included for informational purposes only and requires no action.

**Maturing CD's**

Management informed the Board that the following CD's are due to mature in October and the Board needs to make a decision as to whether or not the funds will remain liquid for any anticipated projects or be reinvested for an additional term with Morgan Stanley:

- MSRES - \$100,000.00 – 1.20% - Matures 10/25/17

A motion was duly made, seconded and unanimously carried to approve reinvesting the CD's for an additional 1-year term with Morgan Stanley.

**Board Discussion/Management Report**

**Landscape Proposal – Goodwill Landscape Maintenance**

Management obtained proposals from Genesis, Carescape, Back to Nature and Goodwill to provide weekly landscape services, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal submitted by Goodwill Landscape for the total monthly cost of \$3,521.98.

**Bids to add and rearrange existing river rock outside of pool area**

Proposals to rearrange the river rock on the slope behind the pool were presented to the Board. A motion was duly made, seconded and unanimously carried to deny the proposals and direct Mariposa to relocate the rip rap from the triangle planters between front doors to the slope.

**Mariposa Proposal – Convert turf areas to artificial turf or granite**

Management obtained a proposal from Mariposa to convert the turf area in front of the clubhouse and the two turf areas by the barbecue behind the clubhouse to either artificial turf or granite. A motion was duly made, seconded and unanimously carried to deny conversion of these areas.

**Proposal to repair asphalt crack**

The association insurance carrier risk assessor visited the property and notified the broker that a crack in the asphalt must be filled in. A proposal was obtained from Dynamite Paving to fill the crack, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposals for the cost of \$1,217.00.

**Proposals - Raising of Perimeter Fencing with Shepard Hooks**

Board Member Cal Green obtained a proposal from Sun King Fencing for the installation of fence extensions with Shepard hooks that would raise the perimeter fencing to a greater height in an effort to alleviate unauthorized people from entering the community. A motion was duly made, seconded and unanimously carried to table this item to the November meeting to allow out of state owners to be present.

**Hiring of Full Time Contractor**

A brief discussion ensued regarding the possibility of hiring a full time onsite contractor to provide general maintenance and upkeep of the grounds. A motion was duly made, seconded and unanimously carried to table further discussion of this item to the November agenda.

**Annual Rules & Regulation Review for Possible Amendments**

Every year, the Board revisits the rules and regulations for accuracy and to ensure that the existing rules are reasonable and serve a purpose. A motion was duly made, seconded and unanimously carried to table this item to the November meeting pending further review and discussion.

**HOMEOWNER OPEN FORUM**

One homeowner was 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 the Annual Meeting at 7:16 p.m.

**Attest:**

*Hugo Weidys*  
\_\_\_\_\_  
Signature

*Nov 28/17*  
\_\_\_\_\_  
Date

*Maryam Mubuloh*  
\_\_\_\_\_  
Signature

*11-28-17*  
\_\_\_\_\_  
Date