

Desert Breeze Villas Condominiums

General Session Minutes

January 23, 2018

Notice of Meeting

Upon due notice given and received, a meeting of the Desert Breeze Villas Condominium Association Board of Directors was held on January 23, 2018 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

Attendance

Directors Present

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

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 6:08 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.

Executive Session Disclosure

An announcement was made informing the members that the Board will meet in Executive Session following the Regular Session Meeting on January 23, 2018 to discuss violations as permitted by A.R.S. 33-1804.

Consent Calendar

A motion was duly made, seconded and unanimously carried to approve the following consent calendar items:

- November 28, 2017 Regular Session Meeting Minutes.
- January 13, 2018 Action without Meeting Minutes to approve proposal for tree trimming submitted by Harris & Sons and terminate previously approved tree trimming contract to Goodwill.
- November 2017 Financial Statements.

Management Financial Report

Financial Status of the Association

As of November 30, 2017 the Pacific Western Checking Account balance is \$107,935.21 and the reserve account balance is \$644,279.69. This item is included for informational purposes only and requires no action.

Board Discussion/Management Report

Landscape Rock in Triangles

At the last meeting, a homeowner informed the Board that he had placed rocks in the triangle between unit 125/126 for the Board to review and determine if this should be done to all triangles. A motion was duly made, seconded and unanimously carried to table this item pending receipt of a proposal.

Goodwill Proposal - Tree Replacement per Jamie Kostick Map

Goodwill submitted a bid to replace six (6) trees as per the map provided by Board Member Jamie Kostick at the last meeting, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to deny the proposal at this time.

Goodwill Bid – Rebuild planter at clubhouse and remove stump

Goodwill submitted a bid to rebuild the planter at the front of the clubhouse, install two (2) new shrubs and remove the stump. A motion was duly made, seconded and unanimously carried to table this item pending receipt of additional bids.

Goodwill Bid – Installation of pygmy palms

Goodwill submitted a bid for the installation of three (3) pygmy palms as per Board Member Jamie Kostick's map, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to table this item pending receipt of additional bids.

Goodwill Bid – Landscape granite replenishment

Goodwill submitted a bid to replenish the landscape granite in front of the gym, near the BBQ grills and along the North wall of the property along with adding rip rap back to the front planters which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to table this item pending receipt of additional bids.

Dead Plant Replacement

Board Member Jamie Kostick requested authority from the Board to flag dead or dying plants throughout the community of which a proposal for replacement may be obtained. A motion was duly made, seconded and unanimously carried to appoint Mrs. Kostick for this project. No removals or installs shall be done without a vote of the Board.

Painting Proposals

At the last meeting, the Board approved a painting proposal not to exceed \$110,000.000. Board Member Jamie Kostick met with Laura Bahr of Dunn Edwards and the proposal from Empire Works is being amended according to the Dunn Edwards Specs. Upon receipt of the amended bid, management will forward to Board for a vote via action without meeting.

Tile roof repair proposals

Management obtained a proposal from KDK Construction to complete repairs and cleaning as necessary to the tile roofs, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal for the total cost of \$32,800.00.

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 February meeting pending further review and discussion.

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 February agenda.

Requesting monetary settlement from Artistic Pavers – Pool deck pavers

Tony Nigro of Artistic Pavers previously visited the property regarding the new pool deck pavers discoloring. They attempted to acid wash the pavers; however, this did not solve the problem. A motion was duly made, seconded and unanimously carried to approve having corporate counsel prepare a legal demand letter to the manufacturer requesting a reimbursement of 40% of the cost of pavers due to the defect.

Homeowner Open Forum

Several homeowner were present at this meeting at which time a brief question and answer period ensued regarding landscaping and painting.

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 7:18 p.m.

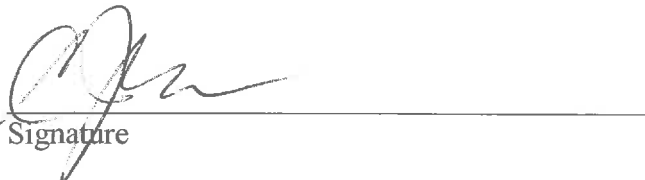
Attest:



Signature

2-27-18

Date



Signature

2-27-18

Date