

Meeting Minutes for Desert Breeze Villas Condominium Association, Inc.

Meeting Type

Board

Meeting Date

11/25/2014

Location

Community Clubhouse

Attendees

Directors Present:

Chuck Scott, President

Roman Semaniuk, Vice President

Jeff Howard, Treasurer Maryann Mikulak, Secretary

Hugo Heidinger, Member at Large

Others Present:

Judee Parker, Total Property Management

Called To Order

6:10 pm

Minutes Approval NOTICE OF MEETING

Upon due notice given and received, a meeting of the Desert Breeze Villas Condominium Association Board of Directors was held on November 25, 2014 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

CONSENT CALENDAR

A MOTION WAS DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED UNANIMOUSLY to approve the consent calendar, which consisted of the following items:

- July 22, 2014 General Session Minutes.
- July 28, 2014 Action without Meeting Minutes to approve the proposal submitted by Desert Pool to replace the existing pool and spa variable speed pumps with two (2) Whisper Flow 2HP pumps for the total cost of \$1,626.24.
- October 16, 2014 Action without Meeting Minutes to approve the proposal submitted by Desert Pool to replace one (1) pool heater for the total cost of \$1,979.00.







- October 16, 2014 Action without Meeting Minutes to approve the proposal submitted by Goodwill Commercial Maintenance for the cleaning of all unit windows (excluding patio sliding doors), clubhouse and gym for the total cost of \$2,280.00 plus tax.
- July, August, September & October Financial Statements.

Manager's Report <u>BOARD DISCUSSION/MANAGEMENT REPORT</u> Financial Status of the Association

As of October 31, 2014 the Pacific Western Checking Account balance is \$49,240.04 and the reserve account balance is \$560,667.04.

Proposed 2015 Budget

Management completed preparation of the proposed 2015 budget, which was presented to the Board for review. The budget is based on a 12-month actual average of costs and contains typical increases in utilities at the anticipated rate of 2%, increases in insurance coverage as per agent, current contract rates, and actual averages and reserve funding in the amount of \$7,416.00 per month as recommended in the most recent reserve study. This budget contains NO INCREASE in monthly assessments. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the budget as presented.

Renewal of CD's

Management informed the Board that the following two CD's are due for renewal in the month of December and that a decision will need to be made as to whether or not the CD's will be reinvested for an additional term or if they are to remain liquid for any upcoming or anticipated projects. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve renewing the CD's for an additional 1-year term.

- G/L # 1200 BNC-12/27/14- \$79,549.43
- G/L # 1201-BNC- 12/27/14- \$79,549.45







Goodwill Proposal - Replace Damaged Light Poles

Management obtained a proposal from Goodwill Commercial Maintenance to replace eight (8) light posts that were damaged by being kicked or hit and could not be repaired, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Goodwill Commercial Maintenance to replace eight (8) light posts for the total cost of \$3,758.00.

<u>Proposals to Retrofit Existing Lighting with Energy Efficient Lighting</u>

This item was tabled at the July meeting pending further review and discussion. Management obtained proposals from Goodwill Lighting Division 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 January meeting pending further discussion.

<u>Painting of Stairway Railings, Perimeter Fencing and</u> Pool Fencing <u>Proposals</u>

This item was tabled at the July 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 approve the propsoal submitted by Goodwill Commercial Maintenance for the total cost of \$16,867.78.

<u>Mariposa Landscape Proposal - Replace Deteriorated Tree on 100th Ave.</u>

During a recent property inspection, it was noted that a tree on 100th Ave. is in severe decline. Mariposa Landscape submitted a proposal to remove the tree to be replaced with a new 24" box Acacia tree, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND







UNANIMOUSLY CARRIED to approve removal of the tree and grinding of the stump without replacement.

HOMEOWNER OPEN FORUM

Several homeowners were present at this meeting at which time a brief question and answer period ensued.

New Business

Management Contract Revision

SB1454- Notice of Lien - Appearance in Small Claims
Actions

Management informed the Board that SB 1454, as approved and signed into law by the Arizona State Legislature, now requires an Association that is defined in Section 33-1202 or 33-1802 of the Arizona Revised Statutes to specifically authorize a management company in writing to record notices of lien or notices of claim of lien, and to appear on behalf of the Association in Small Claims Court. Due to the implementation of this new law, Total Property Management recommended that the Board of Directors approve and sign an Addendum to the existing Management Agreement that provides management with this authority. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the contract Addendum as presented that addresses SB1454.

ATTEST:

Signature

Da

Signature

Date

Next Meeting Date 01/27/2015

Time Adjourned 7:44 pm



