

Desert Breeze Villas Condominiums

General Session Minutes

February 27, 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 February 27, 2018 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

Attendance

Directors Present

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

Directors Absent

MaryAnn Mikulak	Secretary (Via phone conference)
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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 6:01 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 February 27, 2018 to approve minutes from the January 23, 2018 Executive Session meeting 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:

- January 23, 2018 Regular Session Meeting Minutes.
- December 2017 Financial Statements.

Management Financial Report

Financial Status of the Association

As of December 31, 2017 the Pacific Western Checking Account balance is \$115,334.95 and the reserve account balance is \$651,453.29. This item is included for informational purposes only and requires no action.

Maturing CD

Management informed the Board of a CD due to mature on April 17, 2018 and that a decision would need to be made to determine if the funds would be reinvested for an additional term or remain liquid for any upcoming or anticipated projects. A motion was duly made, seconded and unanimously carried to approve renewal of CD MSRES with Comenity Bank in the amount of \$100,000.00 for an additional 1-year term.

Board Discussion/Management Report

Empire Works Amended Painting Proposal

Management obtained an amended proposal from Empire Works based on the specifications submitted by Dunn Edwards, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the amended proposal using Dunn Edwards Spartashield for the stucco and Aristashield for the wrought iron for the total cost of \$114,342.00.

Harris & Sons Estimate – Pine tree removal

Harris & Sons submitted a proposal for removal of five (5) pine trees and one (1) mesquite tree, 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 \$3,275.00.

Palm Tree Installation Proposals

Management obtained a proposal from Goodwill and Jamie Kostick obtained a proposal from Moon Valley Nursery for the purchase and installation of palm trees, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal from Moon Valley Nursery for the total cost of \$1,254.00.

Dead Plant Removal and Replacement

Board Member Jamie Kostick tagged plants throughout the community for recommended removal due to age, overplanting, etc. A motion was duly made, seconded and unanimously carried to deny removal of plants as tagged and allow time for re-evaluation.

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 March 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 deny the proposal and remove the item from the agenda.

Structural Engineer Proposal – Unit # 224

The owner of the above listed unit requested a structural engineer evaluation of the building. A proposal was obtained from Criterium Engineering which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to deny the proposal as there have been no other reported issues involving this building. The owner may hire an engineer at their own expense if so desired.

Request for Reimbursement of Vehicle Repairs – Tenant – Unit # 202

The tenant of the above listed unit requested reimbursement of vehicle repairs she claimed were caused by the vehicle gate closing on her car. A motion was duly made, seconded and unanimously carried to deny reimbursement as the tenant was observed pushing through the gate as it was closing along with footage being captured of the incident on the surveillance camera.

Association Stored Records Policy

A motion was duly made, seconded and unanimously carried to approve a policy that authorizes management to shred financial records that are 7-years old.

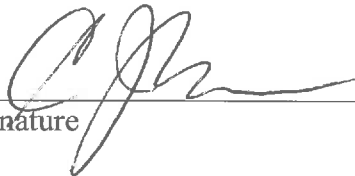
Homeowner Open Forum

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

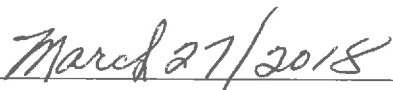
Adjourn

There being no additional business to come before at this time, a motion was duly made, seconded and unanimously carried to adjourn the meeting at 6:37 p.m.

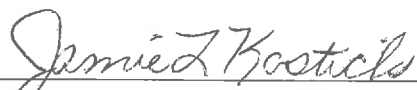
Attest:




Signature



Date



Signature



Date