

Desert Breeze Villas Condominiums
General Session Minutes
March 28, 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 March 28, 2017 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

Attendance

Directors Present

Roman Semaniuk	Vice President
Hugo Heidinger	Treasurer
MaryAnn Mikulak	Secretary
Cal Green	Member at Large

Directors Absent

Vacant	President
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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 Vice President Roman Semaniuk 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 unanimously carried to approve the following consent calendar items:

- January 24, 2017 Regular Session Meeting Minutes.
- 2016 Compilation report prepared by Ginsburg & Dwaileebe.
- Dec 2016, Jan & Feb 2017 Financial Statements.

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

As of February 28, 2017 the Pacific Western Checking Account balance is \$88,630.84 and the reserve account balance is \$605,386.75. 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 March and April 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:

- BNC - \$55,121.37 – Matures 03/27/17
- MSRES - \$75,000.00 – Matures 04/07/17

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

Operating & Reserve Account over FDIC Limit

Management informed the Board that the combined funds in the Pacific Western bank accounts (operating and reserve) have exceeded the FDIC limit of \$250,000.00. It was recommended that the Association either invest some of the reserve funds in CD's or transfer an amount to the Morgan Stanley money market. A motion was duly made, seconded and unanimously carried to transfer \$100,000.00 from the Pacific Western reserve account into the Morgan Stanley Money Market account. Further resolved, monthly reserve funding will continue being applied to the Pacific Western reserve account.

BOARD DISCUSSION/MANAGEMENT REPORT

Galaxy Gate Bid – Surveillance cameras front and back of community

At the last meeting, the Board approved the proposal submitted by Galaxy Gate for the installation of a new surveillance camera system for the front of the property; however, questions arose as to the type of system being proposed. A motion was duly made, seconded and unanimously carried to approve the front camera system only for a cost not to exceed \$7,000.00 pending receipt of specifications on the type of DVR system being provided along with specifications of the type of cameras.

Proposals – Convert barbecues from propane to gas

Board Member Cal Green obtained proposals from WJ Maloney Plumbing, Day & Night Plumbing and Diamondback Plumbing to convert the four (4) barbecues from propane to gas, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal submitted by Day & Night Plumbing for the total cost of \$9,895.00 which includes obtaining all necessary permits.

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 pending research of the Crime Prevention through Environmental Design for advice on preventing crime along with the possibility of sending out a ballot or survey for vote or feedback from owners to determine if this item is something the owners would like to have done.

Proposal-Arizona Roof Consulting-Tile Roof Evaluation Report

Due to a recent leak that occurred over a tile roof, roofing contractors were requested to inspect the roofs and provide a proposal for any that may need to be replaced or repaired. As there were discrepancies in the roofing contractor's proposals and recommendations, management requested a bid from Arizona Roof Consulting to perform an evaluation of the tile roofs to determine the actual condition, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to deny the proposal from Arizona Roof Consulting and to place the tile roof replacement bids on the next agenda.

Cable Television for Gym

At the last meeting, the Board approved reinstating Cox cable to the gym contingent upon the monthly cost not exceeding \$60.00. Management contacted Cox and the lowest package available has a monthly cost of \$78.98. A brief discussion ensued at which time a motion was duly made, seconded and unanimously carried to deny reinstating Cox Cable and to continue forward using the antenna as there are many channels available.

Various Landscape Item Discussion

This item was placed on the agenda to determine the following if not addressed at the March 20th landscape meeting:

- Removal of bougainvillea in front of patios.
- Routine annual rejuvenation of plants.
- Box cutting of bushes and shrubs or continue with natural pruning practice.
- Obtaining landscape maintenance proposals.
- Hiring of full time employee (handyman).

The above noted items were addressed at the March 20, 2017 meeting and decisions noted in the meeting minutes which consist of denying removal of bougainvillea in front of patios, denial of plant rejuvenation, approval of shear cutting bushes and shrubs and denial of obtaining landscape maintenance proposals.

Further, the Board discussed the hiring of a full time handyman at which time a motion was duly made, seconded and unanimously carried to table this item pending further discussion.

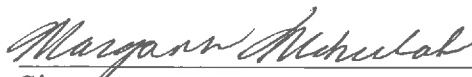
HOMEOWNER OPEN FORUM

Several homeowners were present at this meeting to discuss landscape, fence extensions, pool deck, and surveillance cameras.


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 7:09 p.m.


ATTEST:



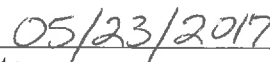
Signature



Date



Signature



Date