

Desert Breeze Villas Condominiums
General Session Minutes
May 23, 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 May 23, 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 Heidiner 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.

Consent Calendar

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

- March 28, 2017 Regular Session Meeting Minutes.
- March 28, 2017 Organizational Meeting Minutes.
- March & April 2017 Financial Statements.

Management Financial Report

Financial Status of the Association

As of April 30, 2017 the Pacific Western Checking Account balance is \$99,466.24 and the reserve account balance is \$620,351.84. 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 June 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 06/27/17
- MSRES - \$88,000.00 – Matures 06/22/17

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 a proposal from Goodwill Landscape to provide weekly landscape services for the community. Due to the time frame of the request, the proposal was not yet ready in time for this meeting. A motion was duly made, seconded and unanimously carried to table this item pending receipt of a complete proposal.

Pool Resurfacing Proposals

Management obtained proposals from Tribal Water, Coral Pools and CDC pools for the resurfacing of the pool and spa with new pebble-tec and installation of new LED pool lights, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal from CDC Pool for the total cost of \$22,261.00.

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 Employee

A brief discussion ensued regarding the possibility of hiring an onsite groundskeeper as an association employee. A motion was duly made, seconded and unanimously carried to table further discussion of this item to the September meeting.

Handyman Cleaning of Entry Ways

This item was placed on the agenda for clarification to determine if the onsite groundskeeper/handyman is to be responsible for cleaning the entryways of all 144 units. The Board reconfirmed that the Goodwill Maintenance handyman/groundskeeper is not to clean the entryways to the units and is to decline any owner requests for this service.

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 September meeting pending further review and discussion.

HOMEOWNER OPEN FORUM

Two homeowners were 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 7:25 p.m.


Attest:




Signature



Date



Signature



Date