

Desert Breeze Villas Condominiums

**General Session Minutes**

May 24, 2016

**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 24, 2016 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

**Attendance**

**Directors Present**

Chuck Scott	President (Via phone conference)
MaryAnn Mikulak	Secretary
Hugo Heidinger	Treasurer (Via phone conference)
Cal Green	Member at Large (Via phone conference)

**Directors Absent**

Roman Semaniuk	Vice President
----------------	----------------

**Others Present**

Judee Parker, CAAM, CMCA, AMS	Total Property Management
-------------------------------	---------------------------

**CALL TO ORDER**

A quorum was present, and Board President Chuck Scott called the meeting to order at 6:03 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 CARRIED to approve the consent calendar, which consisted of the following items:

- March 22, 2016 General Session Minutes.
- March 22, 2016 Organizational Minutes.
- February, March and April 2016 Financial Statements.

**MANAGEMENT FINANCIAL REPORT**

**Financial Status of the Association**

As of April 30, 2016 the Pacific Western Checking Account balance is \$119,151.26 and the reserve account balance is \$537,219.26. This item has been included for informational purposes only and requires no action.

**Maturing CD**

Management informed the Board that the following CD is due to mature on June 17, 2016 and a decision would need to be made as to whether or not the funds will be invested for an additional term or remain liquid for any upcoming or anticipated projects. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve reinvesting the CD for an additional 12-month term.

- G/L # 1222 - Goldman Sachs - \$88,000.00.

### **Insurance Renewal**

Management informed the Board that the Association's insurance policy is due for renewal on June 25, 2016. Western Risk obtained renewal premiums from Philadelphia, UCA Insurance and Travelers, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve binding coverage with UCA Insurance for the total annual premium of \$24,414.00 which includes D&O and General Liability.

### **Relocate Light in the Pool Area**

Management obtained proposals from Goodwill Commercial, Deca South West and Tap and Sons Electric to relocate the light facing the pool area approximately 25' south of the current location to provide better illumination, which were presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Goodwill Commercial for the total cost of \$1,147.50.

### **Pool Maintenance Contract**

Due to unsatisfactory performance by the current pool maintenance vendor, Management obtained a proposal from Goodwill Pool Maintenance to provide monthly pool maintenance services, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the pool maintenance contract submitted by Goodwill Pool Maintenance for the monthly rate of \$1,300.00 per month average, \$15,599.35 annual, which does not include the cost of chemicals.

### **Nu Flow- Fill Void Beneath Asphalt**

During the recent video camera service performed by Nu Flow to inspect the main lines beneath the asphalt, it was determined by Nu Flow that a section of storm drain pipe has collapsed allowing the surrounding soil to fall into the pipe leaving a void resulting in a proposal being submitted to install a structural liner that will repair the line along with filling the void to restore stability. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal submitted by Nu Flow for the total cost of \$9,000.00.

### **CC&R Amendment- VRBO Rentals**

This item was placed on the agenda for discussion to determine if the Association would like to amend the CC&R's that would remove the 7-day VRBO rental and restore the CC&R's to the original rental requirement of 6-months. Attorney Jonathan Olcott reported that should the association decide to amend the documents, the cost for amendment would not exceed \$300.00 for the amendment verbiage, ballot and solicitation. A MOTION WAS DULY MADE, SECONDED AND CARRIED to approve the law office of Brown | Olcott to prepare the amendment verbiage, ballot and solicitation for the cost of \$300.00.

*Abstain: Cal Green*

### **HOMEOWNER OPEN FORUM**


Several homeowners were present at this meeting at which time a brief question and answer period ensued regarding landscape and the CC&R amendment.

**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 6:38 p.m.

ATTEST:

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date