

Desert Aire



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August 13, 2010
Board Meeting Minutes

President Jeff Shimmin called the meeting to order. Roll call was taken with Attorney Michael Wyman, Don Dahl, Richard Kummer, Dick Dorton, Larry Bonander, and Bob Kibler in attendance.

Motion: To excuse Gary Varney and Cheryl Wolff. Passed
Motion made by Rich Kummer Seconded by Larry Bonander

Motion: To accept the July 7, 2010 Board Minutes. Passed
Motion made by Bob Kibler Seconded by Larry Bonander

Open to the floor

Rio Hirai and Steve Allen were present to propose a flag project for Desert Aire. They would like to make this a service project by installing stands, obtain the flags, and putting flags up on holidays. Rio stated that they would like to start small with possibly 6 or 8 flags and if it works out, they could increase it. They were thinking of starting with a couple flags at the entrance, at Thunderbird and Desert Aire Drive, flags around the businesses, places where people could see them. As for who would put out the flags, Rio stated that possibly the Church groups, volunteer list, and some of the Veterans in Desert Aire. In Mattawa, they use the Boy Scouts, they would be another option. If approved, they would like to see it running by Sept. 11, 2010 and would like to see it continued in the future. Hopefully this would be a community project with money donations, time donations, or putting the flags out. The question of storage came up and Dave Hargroves has agreed that the flags could be stored at the Fire Station in Desert Aire.

Jeff Shimmin had concerns about who would coordinate the project and Rio stated that he and Steve Allen would be co-chairs for the project. They would see it through to getting the flags up and coordinating volunteers. Steve Allen suggested that Desert Aire be the ones to designate the places that the flags would be.

Mr. Hirai stated that the cost would be approximately \$250.00, which he believes they could easily raise.

Motion: To participate in a Desert Aire Flag Day display project, involving all community members who want to be involved, subject to a plan approved by the Superintendent.

Motion made by Bob Kibler Seconded by Larry Bonander Passed: 5/0

Correspondence

Ray Burdine sent the Board of Directors and the Architectural Committee a letter regarding his violation notice for a builders sign in excess of 30 days.

Larry Bonander commented on Ray's statement in his letter regarding other violations to other members. Jeff Shimmin will get together with Cheryl Wolff to see if letters have been sent out since the Annual meeting when she returns.

Applications for the Open Board Position were received from Don Sciascia and Mark Benjamin and will be covered in Executive Session.

The Board received a note from Marta Quinlan regarding the golf cart path behind her house. She would like the path to be graveled. Jeff Shimmin discussed the matter with James Curdy earlier. Bob Kibler had looked into this before and it appeared that the path was not being used anymore so no action was taken. Jeff Shimmin asked Bob to take another look at the path to make sure it isn't being used. If it shows that it is being used, action will be taken at the next Board meeting.

Charles Ellis sent a comment in on his dues receipt stating he was paying the Tennis Court Assessment "under protest". Jeff Shimmin stated that this was just one of many comments received.

Committee Reports

Golf: Larry Bonander requested that golfers try and keep your carts on the path. On #13, they need 6 more loads of potato dirt. The area won't be finished before fall. The fences from the green to the tee box on #8, #11, and #15 will be painted black. They will be pruning up some trees on #16, #13, and #5. The trees behind #5 by the old restroom will also be pruned.

Larry requested that a letter be sent to the people on the right side of the Tee on #9. These people are playing, baseball, frisbee, and soccer on the golf course. They have been told several times, by different people that they are not allowed to play out there.

The Men's club will be purchasing another pallet of sand for divots.

The winter tee on #8 will be rebuilt before winter.

Larry Bonander told the Board that Rochelle Detering has shown interest in going to Turf School. He feels that it would be a good idea and if Desert Aire would pay for half, the Men's club would pay the other half. Jeff Shimmin stated that Rochelle has paid for one of these classes herself and Desert Aire has paid for one. It was decided to talk further about it at the next meeting after more information has been collected.

Architectural: Cheryl Wolff was absent, no report.

Communications: Rich Kummer stated that the committee had a meeting Wednesday, August 11 where several questions were brought up. One was how long do we keep the newsletter now that we are online. Rich told the Board that they will be maintained for one year.

It was asked who all could approach people about advertising in the newsletter. Anyone may approach prospective advertisers.

At the prior meeting in May, it was discussed to revising the newsletter publication schedule, to increase it to every 2 months. It was decided to keep it on the schedule it is on now.

There will be two calendars on the website, one for schedules of committee meetings and another for community events.

Airport: At the last Airport meeting, the main topic of conversation was the drag races which brought in \$4,565.00, half of which goes to the Airport. There were 66 race cars that entered and 600 people attended. The people of Mattawa wanted to thank everyone for including them in the event. It was a very successful Hot Desert Nights.

Water: Dick Dorton reported that Chris Guillen is still continuing to update the water meters to reduce the water loss. It is now 13% and he is trying to get it down to 10% or below.

Treasurer: Jeff Shimmin stated that we are only one month into the year, so there isn't a lot to report. We have collected 50% of dues and assessments for the year. The CUCF funds keep bouncing around. They were up 60,000 at the July meeting, which is only 3% away from the original investment and 10% away from the investment plus interest.

Parks, Marina, and Greenbelt: Bob Kibler was present to report that the PUD amended the license to FERC in February; they are still waiting for an answer. The PUD has made draft drawings for the specific recreational enhancements and they have been sent out to the appropriate agencies August 9th. The shoreline trail passes through the river campground. The way it is drawn up it would interfere with the grassy area by the river. James Curdy has suggested moving the path up by the tree line with possibly a retaining wall so that we can preserve the lawn that we have. Desert Aire has four access pathways to the shoreline. Desert Aire will want to eventually upgrade those pathways. They should be able to accommodate wheel chairs and/or strollers. Maybe a good time to do that would be when PUD is doing theirs. Jeff Shimmin stated that that might be a good way to use some of that fund, to improve the access to the shoreline. Larry Bonander asked about the south end where PUD was going to put boulders to keep people from driving down to the river. Larry is still receiving phone calls from owners stating that there are all kinds of cars down there. James Curdy stated that the barrier has not been completed, but it is in progress.

Manager Reports

James Curdy: Chris Guillen has completed the update on the CAD drawings with address/lot #'s and division lines.

All staff evaluations have been completed with new goals and objectives being set for the next 6-12 months.

The accountants have been in and have started the audit process.

Chris Guillen: The Water Use Efficiency report for last year is finished and has been posted to the website.

There is water saving tips in the office and in the main room of the multi-purpose building. Hopefully, these will help save our member some money on their next water bill.

Just a reminder: Members are not to access the meter boxes in any way or they will be subject to the enforcement mechanisms of the policy that was put into effect August 1, 2009.

Don Tracy: July Green Fees were \$26,138 compared to \$26,757 for July of 2009.

There were several successful events in July and early August including the Firecracker Scramble, Moose Drool Scramble, July Junior Golf Camp, Sagebrush Seniors Scramble, and the most popular event of the year, Hot Desert Nights Scramble. Upcoming events include August Junior Camp, Country Club outing to Circling Raven G.C., and Meadow Wood G.C., and our Labor Day Scramble.

Old Business

Jeff Shimmin reported that the duplexes down by the boat launch are still not complete after giving them an extension until August 11, 2010. Larry Bonander stated there is one person down there working on it. James Curdy reported that there have been no progress reports that were requested when the extension was given. Attorney Michael Wyman stated that the next step would be to send them a letter extending the deadline until the 31st of August. If nothing has been done by the next Board meeting, action will be taken.

Motion: To extend the deadline for the Lussier Duplex siding work to be completed to August 31, 2010 and to authorize the Desert Aire Attorney to send a demand letter to Lussier informing him of the extension, demanding compliance and that failure to comply will result in legal action forcing compliance.

Motion made by Don Dahl Seconded by Larry Bonander Passed: 5/0

Tennis Courts

Jeff Shimmin reported that the Tennis Court Committee met, drew up their recommendations for the new tennis courts. It was an open meeting and they had invited comment from the community. There were no issues from the audience regarding the recommendations besides one person wanting the courts moved. The next step was to bring those recommendations to the Board, to authorize James Curdy to start the bid process. Hopefully they will have the bids in by the next Board meeting and they can get started.

Motion: To accept the recommendation of the Tennis/Pickle Ball Committee on the tennis courts, and authorize the Superintendent to start the bid process.

Motion made by Bob Kibler Seconded by Larry Bonander Passed 4/0/1

Jeff Shimmin stated that at the last Board meeting James Curdy handed out a proposed policy change for the use of the surveillance cameras. The Board has had a month to look these over and Jeff asked for comments. Rich Kummer asked why the Citizen's Patrol should have access to the surveillance tape. There was a short discussion to the pro's and cons and it was decided that it would be best for the patrol to go over the tapes with James only if there was a problem the night/day before. Attorney Michael Wyman said that there should be limited access to these tapes.

Motion: To accept the amended policy regarding use of surveillance cameras as attached.

Motion made by Dick Dorton Seconded by Rich Kummer Passed: 5/0

Golf Cart Zone

At the last Board meeting, the Board was asked to look at the golf cart zone law, specifically the boundaries, hours, and registration issues. Attorney Michael Wyman suggested to the Board that they send their requests about what we want to the County. Jeff Shimmin told the Board that there are several decisions to be made and asked for recommendations on how to make them. There was a short discussion and it was decided to have Larry Bonander get with the Golf Committee and go over these options. Larry stated that he would also take it to the Men's Club for their feedback.

New Business

Jeff Shimmin read a request from Sun Solutions for the mailing list. Sun Solutions had stated that since the newsletter has been online, they are not getting any response, so they would like to send out their own mailing to Desert Aire Members.

Motion: Provide Mark Dade (Sun Solutions) a Desert Aire mailing list, only if he is a Desert Aire property owner.

Motion made by Dick Dorton

Seconded by Rich Kummer

Passed: 5/0

Jeff Shimmin stated that it was time to renew Desert Computer's contract and he has signed it, now it will go to Dave Bevers for his signature.

Motion: To renew Desert Computer Services contract.

Motion made by Bob Kibler

Seconded by Larry Bonander

Passed: 5/0

Citizens Patrol

Larry Bonander reported that the Patrol has been trying to get new volunteers to join, but now they are down to the bare minimum of members. They had agreed among themselves that if they didn't get 31 new volunteers, they would disband the patrol. There are a lot of owners that donate money, but no one is willing to volunteer for patrol. Larry stated that he made one last plea at a function at the Senior Center which brought 4 or 5 new members. Larry went ahead and had a meeting with James Curdy, Sheriff Turley, and Sheriff Frank Detrolio to ask them what their options were as Desert Aire is growing and need advice as to what to do. There were a lot of different ideas brought up and after some discussion it was decided to go to the Board and ask for help or suggestions. There could be a time in the near future that it might have to go to a paid service.

The Board went over some information on a double-wide on Fafnis on a combined lot. The lot has one manufactured home, a 32 ft park model, and a shed. They also have a travel trailer on the property. The previous owners used the park model as storage. The new owners are using them for people to sleep in. According to the new owner, they got approval from Grant County to build onto the park model, adding a large room with bath. Jeff Shimmin will have the Architectural committee get in touch with the Health Department and the Building Department to see how this got approved. Sheryl Michler stated that the application from the new owners was received and the Architectural committee has denied the request to build on to the park model. One of the concerns is with the septic system. There was a discussion on Architectural regulations and County regulations. Attorney Michael Wyman suggested that Desert Aire call Tina Stoddard and report this to her.

Allen Michler reported to the Board that there is a residence on Columbia that has a circular driveway that is coming out into the Desert Aire private road that might need to sign a License Agreement. There was a discussion on which kind of License Agreement should be used for road access.

Allen Michler also asked if there was a park monitor this year like we had last year. James Curdy stated that there is a person in there when it is needed and that the employee working at the river campground does periodically checks on the park. James said that when they get closer to apple harvest there will be someone in there more often.

Motion: To go into executive session to discuss employee salaries and new Board member.
Motion made by Bob Kibler Seconded by Larry Bonander Passed

Out of executive session

Motion: Authorize pay for performance salary increase expenditures.
Motion made by Larry Bonander Seconded by Bob Kibler Passed: 5/0

Motion: To adjourn
Motion made by Don Dahl Seconded by Dick Dorton Passed

Meeting adjourned

These minutes have been reviewed and accepted by the Board of Directors this 10th day of September, 2010

Signatures:

Jeff Shimmin _____ Date:
President

Rich Kummer _____ Date:
Secretary