

# Desert Aire



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February 12, 2010  
Board Meeting Minutes

President Jeff Shimmin called the meeting to order. Roll call was taken with Attorney Michael Wyman, Bill McCaffrey, Don Dahl, Bob Kibler, and Larry Bonander present.

Motion: To excuse Cheryl Wolf, Dick Dorton, and Richard Kummer.

Minutes for December 11, 2009 Board meeting were approved as corrected.

## **Open to the floor**

Robert Swaab was present to find out if the Board had decided anything on his request to purchase some of the common area next to his property. Jeff Shimmin stated that The Board of Directors for Desert Aire has no authority to sell Desert Aire Common Area. This can only be done by presenting an amendment to the Covenants and By-laws at the Annual Meeting and having it voted on at the 2011 meeting. It was agreed that Mr. Swaab, Larry Bonander, and Jeff Shimmin, would work together on this motion. Bob Kibler Stated that selling common area would be complicated by utility easements, community walking paths, and the need for more elbow room.

Darlene Bodin requested an update on the tennis courts.

Ray Burdine was present to let the Board know of a house on Lakeside that is terribly messy.

## **Committee Reports**

**Golf:** Larry Bonander reported that Dan Hixon was here and that they walked the golf course and Dan came up with some things that could be considered.

It was voted on to get rid of the gold tees. There will only be blue, white, and red.

The footing for the retaining wall has been completed for starting the golf cart storage. They are beginning the process for obtaining prices for the building.

Things the Golf Committee is working on:

Getting costs on two new bunkers on the 9<sup>th</sup> fairway, half way up on the left and right hand sides that they have designed.

Take the bunker on the back side of #9 out.

Taking the bunker on the left side of #8 out.

There will be no curbing but instead they will do more roping off areas that have extreme wear.

Mats will be put in where you drive onto the course.

Filling in the right side of the bunker, in front of the 7<sup>th</sup> green.

Start expanding the 15<sup>th</sup> green.

Add a cluster of trees on the right side of #13 instead of a bunker.

Eliminate interior cart paths between the 13<sup>th</sup> and 15<sup>th</sup> fairways by installing mounding and a type of waste bunker.

**Architectural Committee:** Bill McCaffrey reported that today they approved a garage addition, a new shed, and a pool.

Regarding the house on Lakeside, the Architectural Committee has had several problems with them over the years. It is now a rental and the (storage) trailer showed up about 6 months ago. There was a violation written in January, they responded by cleaning up the junk/kids stuff by shoving it in the trailer. Bill asked the Board if it was necessary to go through the three notifications, or if we could just turn it over to the attorney since we have had years of trouble with this owner. It was decided to keep going through the required letters of violation at this time.

**Communication:** No report at this time.

**Airport:** No report at this time.

**Water:** Chris Guillen, Water Master, report. Replacing water line on Summer Place is coming along. We are replacing the old 2" line with a new 4" line that is made of thicker pipe. As soon as it is completely in and tested, we can hook up the services. Chris has been replacing meters that are out dated and have had a lot of use.

**Treasurer:** The final numbers are in for the new maintenance building, coming in at \$181,600, approximately \$15,000 higher than original bid, but it does include the cement work out front and moving of the security fence. Later this spring there will be a Public Open House for everyone to come and see it.

Washington State Labor and Industries did an audit of Desert Aire and its payroll process. There was only one problem and that was with the golf marshal's, they will no longer be under contract, but paid as employees to be covered under L&I.

2010-2011 Budget: The initial inputs for this year's budget are due the week of March 5<sup>th</sup> from all department heads. Jeff Shimmin will bring a preliminary budget to the April Board meeting for review. The May board meeting will be the final approval of the budget and ballot items that will go on the next ballot. The annual packet will get mailed out the 26<sup>th</sup> of May. One week after mailing, there will be a public meeting to answer any questions that anyone has on the budget or ballot items. The meeting will be at 2 PM, downstairs in the multi-purpose building, June 5<sup>th</sup>.

A motion was made at the last annual meeting by Ralph Herth, to go on the ballot for an initial \$100 per lot assessment to re-do the tennis courts and to move them to an undetermined location and to put in up to 30 additional R.V. spots. The motion also included an additional \$30 assessment per lot the following year if necessary. Jeff Shimmin stated that he could see two additional options. One is to add to the budget an additional \$100,000 - \$115,000 to re-do the tennis courts, which works out to about \$75 per lot. We could either have a ballot item calling for a special assessment, one time, for \$75 per lot, so the members would have a choice, either to include the R.V. spots or not. Or, as a Board, it is something we could just take care of, by putting it into the budget. Jeff asked for comments on whether the Board thought they should roll it into the budget or should it be a separate ballot item, a onetime assessment.

**Parks and Greenbelt:** Bob Kibler reported that the PUD has been boring to take core samples down at the boat launch. The PUD expects to have their barge in the water near the launch by the end of the month to do more borings in the water. The barge provides a silt screen around

their work. During this time, James Curdy will need to close the campground for 3 or 4 days. Bill McCaffrey asked what the PUD was boring for. Bob stated that they are seeing what kind of ground is beneath the surface, whether it is sand or basalt. They will also be going out into the river to make it deeper, so they need to know what they are getting into.

The environmental survey is finished and being written. The 30 day comment period for stake holders that began Jan. 22<sup>nd</sup>, will be over next week then the PUD will submit it to FERC for approval. They may or may not ask for another 30 day public comment period. Once all environmental surveys and permit level drawings are completed, permitting will begin. The Parks committee is planning a basketball court in the park parking lot at the north end, near the restrooms. The committee has been looking at 2 fan shaped, aluminum backboard with steel netting, delivered for \$2,200. The question about some kind of barrier was brought up, and Bob said that the committee would look into it.

### **Old Business**

Security Cameras: Jeff Shimmin reported that James Curdy is still testing out the latest cameras. They are still having trouble finding one that works well at night. Larry Bonander suggested that there be more publicity regarding the cameras being there, as a deterrent.

There will probably be a decision made about which way to go by the next meeting.

The GC Deputy has cost \$16,600 through January. When you add in the cameras, the new router for the cameras, it looks like we will only be spending half of what the assessment was. The next question will be, do we want the same 4 months covered next year if we can get the same kind of deal.

### **New Business**

March Newsletter: The March newsletter information needs to be into Dave Bevers by March 12<sup>th</sup>, 2010.

Community Clean Up: In the past, the clean-up has been done in three parts, one for each water billing. This year there will only be one clean-up period instead of 3. The spring clean-up will be April 15<sup>th</sup> – 19<sup>th</sup>, 2010. The community clean-up day will be Friday, the 16<sup>th</sup> of April.

Bill McCaffrey wanted to discuss the proposed power lines, a new high voltage line that will be going from Wanapum Dam over to Selah. BLM will be taking input on the project. It will be Pacific Powers, power line and they have published a number of alternatives. Bill's concern is that one of the alternatives is to bring that power line down Hwy 243 which will impact the airport. Bob Kibler will talk to Cliff Naser and ask him to talk to David Strand about what would be the best way to handle inputting the airport's concerns. In the meantime everyone can email their concerns to [wenatchee\\_mail@blm.gov](mailto:wenatchee_mail@blm.gov)

**Motion:** To go into executive session for 15 minutes regarding personnel issues.

Motion made by Bob Kibler                      Seconded by Bill McCaffrey      Passed

**Motion:** To authorize reimbursement of the cost of the Basic Turf Course, to Rochelle Detering for \$1,467.00.

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

Meeting adjourned

These minutes have been reviewed and accepted by the Board of Directors this 12th day of March, 2010

Signatures:

\_\_\_\_\_ Date \_\_\_\_\_  
President

\_\_\_\_\_ Date \_\_\_\_\_  
Secretary