

Desert Aire



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March 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, Richard Kummer, Cheryl Wolf, Bob Kibler, and Larry Bonander present.

Motion: To excuse Dick Dorton.

Minutes for February 12, 2010 Board meeting were approved as corrected.

Open to the floor:

Rick Moore was present to hand out plat maps of Desert Aire in regards to property he owns behind the airport. He has a commercial developer friend that is interested in buying his property. This developer's attorney found there was a flaw in the way Ross Davidson developed the area. The flaw is that there is no proper access to the 15 acres. Mr. Moore is asking for an access easement from Desert Aire's private road. Rich Kummer suggested that the Airport Commission might have some interest in this request since it is at the end of the runway. Mr. Moore assured the Board that there were height restrictions that would not interfere with the flight path. He also agreed to take the information to the next Airport Committee meeting. Bill McCaffrey will schedule a time with Rick so that the Board may take a closer look at the request/property.

Correspondence:

Kevin Hanson and Pamela Duncan sent a letter to the Board of Directors regarding paying double dues for domestic partners when married couples only paid single dues. Attorney Michael Wyman stated that it is written in the Articles of Corporation that they provide for a separate type of payment of membership dues for married verses non-married. He suggested that one way to solve this problem every year is to just change to each individual owner paying dues, married or not. James Curdy clarified that the way the office determines what dues are to be paid is off the title from the title company, that states married or a single person. Jeff Shimmin stated that they should look into how it would affect the dues to change it. Larry Bonander reminded the Board that to change it, it would have to go to the owners for a vote.

Motion: To table the subject until the next Board Meeting.

Motion made by Bill McCaffrey Seconded by Bob Kibler Passed: 7/0

Committee Reports

Golf: Larry Bonander reported that the cost for the two new bunkers on the 9th fairway is approximately \$10,000.00 which includes the preparation work and sand.

Don Tracy reported to the Golf Committee that the Seattle Golf Show was well attended and Desert Aire received a tremendous amount of exposure.

Play was up in February because of the mild winter.

The reshaping of the cart path on the right side of the 13th fairway has been completed. The mound of dirt that remains will be repositioned to become part of the golf course in the same general location. There will no longer be a cart path down the right side of #13.

The tree removal on the 2nd and 3rd fairway is proceeding nicely.

The Men's Club will be re-sodding some areas that have bad wear where the carts go onto the fairways. The Golf Committee accepted the recommendation of Rochelle that the transition areas from cart path to fairway on the 2nd, 3rd, and 9th holes are good locations for placement of plastic grid mats.

Larry also brought up that there is a new golf course in Arizona that has no grass. The whole course is artificial turf. He also brought an article from the "Golf World" for informational purposes regarding "USGA Goes Green by Going Brown"

Architectural:

Bill McCaffrey reported that at the Architectural Meeting this afternoon they approved one new manufactured home, one new site built home, garage, and two misc. (pool and fence).

Bill asked Michael Wyman if Duane Mask had responded to his request to clean up his lot. Michael answered no and it was asked if Desert Aire should take further action. Larry Bonander stated that he had talked to the local Fire Chief and that Larry will take him to show him the lot to see if the Fire Department can do something before Michael takes any action.

Larry Bonander asked if there was any reply to the Aronica violation. Bill McCaffrey reported that he had called the Code Violations Officer on it and she is sending them a letter stating that if they are leaving the trailer on the property, they need to get a building permit, because it is over 200 square feet.

Bill told the Board that he would like some help to prepare a change to the Architectural Regulations to bar all commercial vehicles over a certain size from lots, to submit to the Board.

Communications:

Richard Kummer reminded everyone that today was the deadline for getting news articles to Dave Bevers for the Newsletter. The ad rates for newsletters will stay the same for the next few additions.

Regarding the previous request to put a chat room up on the website, the Communications Committee discussed the request and the Committee recommends against any chat room or bulletin board for the public. The reason being is it is a liability issue.

There is a Wi-Fi hot spot in the multi-purpose building available to the public. Several people had concerns that it wasn't secure, it would be too much to handle if it were secured.

Cheryl Wolf asked why the date and time for the Annual Meeting wasn't on the website. She recommended that we need to have some upcoming events listed on the site.

Airport:

Rich Kummer stated that there was not an Airport meeting last night, but they did have a February meeting. At that meeting they were in the process of submitting a grant request for an engineering study on widening the runways and other work. They also included in that, a proposal which would establish a definite Heli-site at the west end of the airport.

The Annual Fly-in will be June 19th. Med-Star committed to flying in their new, fixed wing Pilatus to attend the breakfast.

Water:

The new main line on Summer Place has been completed and passed the entire testing.

Chris Guillen has received the new magnetic meter for well 6, this is the last meter for the wells that needs to be replaced.

Reminder: Water policies, effective Aug. 1, 2009, states members are not to access the meter boxes in any way or they will be subject to the enforcement mechanisms of the policy.

Treasurer:

Jeff Shimmmin reported that the CUCF Funds that are invested with American Funds is up to 1,109,000 as of the 5th of March, which is 5% off of the original investment.

The Finance Committee will meet before the Annual Meeting to make sure we are still recommending that we stay in that investment until we get back to a break-even point.

The office has been working on the budget for next year. They have come up with a first draft and will go over it next Wednesday with the Budget Committee.

At the last Board meeting, it was decided to continue the Security Patrol next year, so that will be wrapped into the budget.

Jeff reminded everyone that at the last Board meeting they had discussed Ralph Herth's motion for the tennis courts and R.V. sites being on the ballot at the Annual meeting. Ralph's motion would be for a \$100 assessment the first year and a potential of \$30 the second year. The Board also decided last month that they

would roll into the budget, money required to rebuild the tennis courts where they are now. If the membership voted for Ralph's tennis courts and R.V. sites, the funds in the budget would be pulled. If they vote no on Ralph's, the money would stay in the budget. That would be approx. \$120,000 for the tennis courts, about \$80 a lot. This would be an additional increase in assessments.

Richard Kummer recommended to the Board that there be an item in the budget for Med Star coverage for full time employees, which would be \$59 a year per employee, including their family. This coverage is also open to the public for \$59 per family.

Jeff Shimmin announced that at the next Board meeting they will be reviewing the budget. At the May Board meeting, they will be approving the final budget to get it ready to mail out with the Annual Packet.

Parks, Marina, and Greenbelt:

Bob Kibler reported that the hardware for the basketball set-up has arrived and the Parks Committee is planning a work day to plant them in the ground at the new basketball court. At that time the court lines will be painted and the standards set up.

Cheryl Wolf mentioned that at the meeting in December, Bob Kibler had brought up that there were a lot of home owners out of compliance with their existing landscaping. Michael Wyman had reported that there was a suggestion at a past Board meeting that the Greenbelt Committee should prioritize the encroachments before sending out notices. Cheryl Wolf and Bob Kibler met in December and looked at 13 properties that have encroached and do not have license agreements with Desert Aire. Bill McCaffrey agreed to meet with Cheryl and Bob and go over the individual properties.

Managers Reports: (From monthly update report)

Desert Aire hired 3 laborers through a local Labor Contractor to help catch up on some projects such as the park irrigation system.

Last month the Grant County Water Conservancy Board accepted our Application for Change of Use on our Water Right for Wells SO5 and SO6. The full process will probably take 1-2 years for everything to go through if approved by Dept. of Ecology in the end.

Down at the river facility, core sampling (underwater) has been completed which entailed PUD closing the boat ramp for that weekend.

The open house for the new maintenance building will be April 17th from 12-3PM.

Greens are being mowed twice a week now. We are back to playing the regular tees and only 1 hole per green. Rounds played for February were up 35.7% at 1261 rounds from last year which is about average.

Cheryl Wolf asked James Curdy about the current liens that have been sent out and what would be the next step for the ones that have not answered. James just stated that the liens stay with the property until the accounts are paid in full.

Old Business:

Security Cameras:

James Curdy reported that they have been struggling with different cameras for some time now and this last camera is doing the job perfectly. Licenses are fully visible with full view of the vehicle. There is equal quality either during the day or the night. Bob Kibler asked if they had an idea how much resource it would take to monitor the images. Jeff Shimmin responded that if some event should happen at Desert Aire then the recordings would be turned over to the Sherriff's department. James stated that the camera is motion activated so there aren't hours of tapes to go through, you can find your time in a matter of seconds. Jeff Shimmin recommended the Board purchase cameras to cover the entrances for Desert Aire.

Motion:

To purchase 4 Bosch Security Cameras and associated hardware, for the 3 entrances to Desert Aire.

Motion made by Cheryl Wolf Seconded by Richard Kummer Passed: 7/0

New Business:

Fireman's Scramble; Jeff Shimmin announced that the people putting on the Fireman's Scramble, May 1st, have requested permission to have the Med Star helicopter land in the driving range area during the luncheon after the event. The purpose of this is to be able to discuss what they have to offer and to demonstrate the capabilities of the aircraft. Bill McCaffrey brought up that the balls would have to be picked up. Jeff Shimmin suggested that they could also land at the airport. James Curdy suggested possibly using the 18th fairway. There was a short discussion on different areas and times to accommodate them. Jeff would also like to get Don Tracy's input on using the driving range and requested that Rich find out if Med Star can arrive at 2 PM instead of 1 PM.

Rich Kummer passed out pamphlets for this year's Volkssport schedule. Desert Aire/Mattawa is listed as being open from March 1st to November 30th. The box is located at the Shell Mini-Mart. Just ask the clerk for the box to register, and all the path maps are in there. The walk is free. For more information you can call Millie Haupt at 509-965-4980 or Barb Locke at 509-469-1640.

Jeff Shimmin went over Michael Wyman's recommendations for changes to the Covenants, which places a clear definition on what is required to make a motion to change those Covenants.

Motion:

To attach Michael Wyman's recommendation of proposed amendments for voting on the ballot.

Motion made by Bob Kibler Seconded by Larry Bonander Passed: 7/0

Rich Kummer brought up that he thought it was a good idea from time to time to recognize some of the members that are doing some good works. He would like to recognize Carmen Tribble. Rich did not realize that Red Cross didn't have any affiliates in Grant County. Red Cross will be opening a new office in Moses Lake, but Carmen has taken it a step further and had several training meetings here in Mattawa and for the first time we have people that are trained for emergency situations. She now has 4 teams established in the Desert Aire/Mattawa area. Jeff Shimmin recommended that the Communications Committee come up with a more formal way of recognizing individuals that the Board would like to recognize.

Larry Bonander reported to the Board that Dave Hargroves requested that the Board look at getting a community chipper. Dave thinks that it would be a good idea for the community to be able to chip up all their pruning's that could be used for ground cover. There was a short discussion on liability, cost, and who would run it. The idea was tabled for further review.

Motion: To go into executive session for potential litigation for approximately 10 minutes.

Motion made by Cheryl Wolf Second made by Bob Kibler Passed: 7/0

Motion to adjourn

These minutes have been reviewed and accepted by the Board of Directors this 9th day of April, 2010

Signatures:

_____ Date _____
President

_____ Date _____
Secretary