

Desert Aire



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March 11, 2011
Board Meeting Minutes

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

Motion: To excuse Dick Dorton

Motion made by Bob Kibler Seconded by Larry Bonander Passed

Motion: To accept the February 11, 2011 minutes as corrected.

Motion made by Cheryl Wolff Seconded by Gary Varney Passed

Correspondence:

Jeanine and Lawrence Buchanan have requested that their golf dues for Lawrence in 2010 be refunded due to Lawrence's back problems last year.

Motion: Pending a letter from the doctor explaining that Lawrence couldn't play in 2010, we will refund the Buchanan's, \$325.86/

Motion made by Cheryl Wolff Seconded by Larry Bonander Passed 6/0

Michael and Stephanie Tulloch have requested that their 2010 golf dues be fully refunded due to Stephanie's health issues last year. There was a short discussion and the motion was made to credit the difference between a couple and single, pending a doctor's letter.

Motion: To credit the difference between the full couple membership and a single membership - \$355.15 – to account for the illness of Stephanie Tulloch.

Motion made by Gary Varney Seconded by Larry Bonander Passed 6/0

Larry Bonander stated that there are several older members who can only play a few holes and they have asked Larry if there is a way that they can play just a few holes at a time. Larry suggested that the Board come up with a way that they can go out and play two or three holes without paying. Bob Schroeder stated that the Golf Committee will address this request. There were several good suggestions that will be brought up at the next Golf Committee meeting.

Committee Reports:

Golf: Larry Bonander talked about all the wind damage and stated that Desert Aire is trying to get everything rectified.

Bob Schroeder was present to ask about budgeting figures for this year and next. He would like to make sure that the new storage shed be in the budget to finish this year. He also wanted to touch base about the cost for the new irrigation system for the back side for the next 3 years. The Golf Committee requested that they get the trees behind #9 removed, and put in new trees. James stated that they have received two bids on this and are waiting for the third.

Architectural: Cheryl Wolff reported that at today's meeting they approved two stick built homes, one pool with fence, and one patio and cover. The committee is working on coming up with new wording for violation notices to present to the Board before the next Annual meeting.

Gary Varney brought up the subject of outdoor lighting being focused down instead of up, it would preserve the dark night sky and still allow for home security. Cheryl Wolff will bring that up at the next Architectural meeting.

Richard Kummer stated that he would like to see the rules and regulations for building hangers more defined. There are no height restrictions and no covenants regarding the way it looks. He would like to see this on the

ballot this year. Cheryl Wolff stated that she will work with Richard to get something to be approved for the ballot.

Bob Kibler stated that there has been some discussion regarding fires and the common area and asked Cheryl Wolff if she has come up with new wording for that in the Architectural Guidelines. Cheryl Wolff said that they will be working on that at the next meeting.

Cheryl brought up that there is a lot of dead trees and brush around due to the cold weather killing off things and the fire hazard they could cause.

Communications: Richard Kummer stated that there wasn't a meeting this month. He wanted to let everyone know that articles for the newsletter are to be into Dave Bevers no later than the close of business on March 16th.

Airport: Richard Kummer reported that the Airport Commissioners didn't meet at their regular time as they were at a special meeting for selecting a bidder or engineering firm to contract with to do a runway study for widening the runway. The firm that they selected was Reed Middleton.

Everything is going well with the plans for the Desert Aire fly in which is the Saturday prior to Father's Day, June 18th. Med Star will be attending again this year.

There is still discussion about doing the sod strip for ultra-lights, etc,

Water: Richard Kummer stated that committee membership is down, today at the water meeting there were only two people, Rich and the Water Master, Chris Guillen. There have been three people withdraw from the committee in the last several months. We need to start letting people know that more are needed for all committees. Larry Bonander agreed and suggested that it be talked more about it at the Annual Meeting.

Jeff Shimmin stated that he will be addressing the Board positions in the newsletter.

Most of the discussion at today's water meeting was on the budget. Chris Guillen will be putting into the budget a cul-de-sac upgrade for Date Place. He will also be putting in a request for a chlorinator. The Water Department will have to replace 50 traffic cones this year due to age. Richard and Chris talked about the sod project at the airport and the water in regards to that.

Treasurer: Jeff Shimmin reviewed the actual budget figures through February and it is looking like there will be a slight under run this year. All department heads turned in their rough cuts for next year's budget today. Betty Skinner will be compiling them for the next budget meeting.

There was one more CUCF fund sold as it had reached that 7.8%. Roughly half of the funds have been sold and have been put back into CD's.

Parks and Greenbelt: Bob Kibler stated that no PUD staff showed up to the last meeting, but Igor had emailed that with the core sampling they had found no contamination. PUD had a meeting with permitting agencies in February and the Grant PUD staff is conducting an analyses of jetty wind/wave action to present to them at a different meeting. PUD does not see any hold ups in the way.

The Parks and Greenbelt committee looked for a way to spend the remaining \$2000 in the budget, and they thought it would be nice to put up some lights for the Desert Aire signs at the entrance.

Bob mentioned to the Board that the alley way between Thunderbird and Trade Winds is in fire hazard shape and hopes that they can do something about it soon.

Old Business:

2011-2012 Budget input; Jeff Shimmin had sent out a note to Board members asking for ideas to include in the budget. Bob Kibler responded with his concern over the green belts. Bob suggested that we have a fund that would pay for periodic clean-up of green belt areas that are identified by Parks Committee and the Architectural Committee, with a prioritized list of areas that need to be cleaned up.

Gary Varney would like to see a fund in the budget for future projects that come up in regards to maintaining Desert Aire. Jeff Shimmin asked the Board to give some thought as to what would be a good amount to put

into the budget to cover that fund in consideration of 1484 lots. It would be on a yearly basis to maintain the fund.

Larry Bonander requested that there be a fund in the budget to buy a professional tread mill. All the equipment in there now is donated.

Bob Kibler brought up the subject of hiring an outside code inspector for violations. The subject has been brought up at several Annual meetings.

Jeff Shimmin stated that the security patrol budget has been brought up again. James Curdy ran the numbers to see what the cost per lot would be to have security patrol here. It came out to about \$20-\$30 dollars a lot per year.

There will be a Budget Committee review Friday, March 18th at 10 AM.

Newsletter: All articles should be turned in by March 16th, to Dave Bevers for the March Newsletter. James Curdy wanted to remind everyone that the Community Cleanup is set for the 15th -18th of April. There will be an article regarding the cleanup in the newsletter.

Code of Conduct: Attorney Michael Wyman stated he had received the material from Richard Kummer but he just hasn't had the time to sufficiently review them. Rich Kummer stated that he had given copies to Michael and to Jeff Shimmin, Codes of Conduct from different areas. Rich is proposing that he will come up with a rough draft before the next Board meeting to be approved for the ballot.

Golf Cart Zone: Jeff Shimmin stated that there is a County public meeting coming up Monday, April 4, 2011 at 3:00 pm. Anyone who would like to make a comment on the proposed Golf Cart Zone Ordinance should plan to attend. Or, you can give your comments to Larry Bonander, Gary Varney, or James Curdy.

Cheryl Wolff wanted an update on the **Pay-Per-Performance**. Jeff Shimmin stated that he had told Rochelle Detering that if she would like Gary Varney or Cheryl Wolff to come talk to the employees to let him know.

Cheryl Wolff had a question about the letter head and statements not having the web address on them.

New Business

Tennis Court Committee: Gary Varney stated that there hasn't been much discussion since most of them are still down south. One idea they have is to have an "open house" to show everyone all the things you can do at the tennis courts. The committee needs to come up with some court rules. It would be suggested that guests pay \$1 during the week and \$1.50 on the weekends. James Curdy stated he thought it would be approximately one more month before the tennis court would be completed.

Board Membership: Jeff Shimmin requested that the Board consider going from a 9 member Board to a 7 member Board. The Board can make that decision, but the members would have to approve the quorum going from 5 to 4. Larry Bonander stated that he felt they should leave it at 9 with the growth that is happening in Desert Aire. Gary Varney agreed with Larry and suggested that they all go out and actively do some recruiting.

Water Shut Off for delinquent dues: There was a question on whether you can turn water off for delinquent dues. In 1999 there was a covenant that said they could, and in 2000 it was left out when the Covenants were restated. Jeff Shimmin asked if they could put it on the ballot, for approval to put it back in.

Changing Board meeting time: Jeff Shimmin asked if it would be possible to change the Board meeting to 4 PM instead of 7 PM. Attorney Michael Wyman suggested trying it for several months and seeing how it goes.

Motion: Change the DAOA Board meeting to 4 PM on the 2nd Friday of each month for the months of April, May, and June, 2011.

Motion made by Rich Kummer Seconded by Larry Bonander Passed: 6/0

Motion: To adjourn

Motion made by Don Dahl Seconded by Cheryl Wolff Passed

These minutes have been reviewed and accepted by the Board of Directors this 8th day of April, 2011

Signatures:

_____ Date:
President

_____ Date:
Secretary