

# Desert Aire



504 Clubhouse Way W  
Mattawa, WA 99349  
Telephone: (509) 932-4839  
Facsimile: (509) 932-5844

May 14, 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, Bob Kibler, Larry Bonander, and Dick Dorton present.

**Motion:** to excuse Cheryl Wolff.

Motion made by Bill McCaffrey      Seconded by Larry Bonander      Passed: 6/0

**Motion:** To accept April 9, 2010 Board minutes as corrected.      Passed

## Committee Reports

**Golf** Larry Bonander reported that he had met with the Golf committee and they are trying to get the Men's Club and the Women's Club to purchase 10 more trees for the golf course.

The golf course is in great shape with a few spots that need to be worked on.

**Architecture** Bill McCaffrey stated that at this afternoon's Architectural meeting, they approved one new manufactured home, two misc. and two applications denied.

**Communications** Jeff Shimmin said that the Communications committee had suggested linking the new Desert Aire website to the Men's club website. There is now a link on the Desert Aire website to get there.

**Airport** Rich Kummer reported that he attended the Airport Commissioners' meeting last night. A large part of the agenda was about the annual fly-in breakfast which will be held the 19<sup>th</sup> of June. Linda Strand is this year's chairperson. Hopefully Med-Star has committed to have their Pilatus here that morning along with two Black Hawks from the military. The fire department will be there with an ambulance and fire truck.

David Strand reported that the Airport Commission had the new reflectors for the alpha taxi-way made by the kids at the high school. Rich Kummer stated that it was a terrific project as it met the safety needs of the airport. It was low cost, and also involved the high school.

David Strand told the Board that the airport had a great month. They formed an airport clean-up committee which came out and cleaned up all the garbage. The women's garden club planted 16 roses at the end of the airport.

David Ketchum was present to read a letter that was sent to Jeff Shimmin by the Airport District, regarding a proposal to develop a RV parking complex, east of Desert Aire Airport's runways. At the end of the reading David Strand requested that the letter be put

into the minutes as an attachment. Rick Moore stated that there was no proposed mini-storage or RV Park to be built or constructed. The original design was just a concept; there is no application, funding, no plans, nor conversation about building anything.

**Water** Dick Dorton reported that the Department of Health has completed its survey and has approved the water for drinking.

**Treasurer** Jeff Shimmin reported that there was an Investment Committee meeting last week to make sure the Investment Committee still felt they should stay in the investment with the CUCF funds until the investment comes back to the original amount invested plus lost interest. Over the last year, funds have gone up considerably from where we were a year ago. We are up to \$1,124,000 and our initial investment was \$1,172,000. The Investment Committee still feels they should stay in until it all comes back, plus interest. And the committee agreed to revise the investment rules to say that once they are back to breaking even, the investments have to be in CD's. This change will be on the ballot for approval from the general membership.

**Parks and Greenbelt** Bob Kibler reported that the Parks Committee was talking with the PUD staff. It has not been determined if the PUD will have to take more soil samples or not. It looks like they might get to the improvements in 2012 instead of 2014. Sharon Bourbonnie wanted to know where the monies from the assessment for the boat launch 2 years ago was. Jeff Shimmin stated that a portion of the money was spent for engineering study; the balance of the money is in an account earmarked for the shoreline plan and boat launch.

### **Managers Reports**

James Curdy reports that Desert Aire has to apply to the State for Property Tax Exemption on some more of the parcels since the County has sent a Memorandum that they are going to start taxing them in 2011.

There is only one security camera that is not up at this time, we are waiting on PUD to put the gateway in. Everything else is ready to go as soon as that is in. The cameras have been doing a great job.

### **Old Business**

**Easement request**-Rick Moore: Jeff Shimmin stated that the Board has discussed this request during several Board meetings and have gone out to look at the proposed site. Rick Moore requested that the decision be tabled until the next meeting. After a short discussion it was decided to make a motion now.

**Motion:** To not grant an easement on the utility road, which runs across the east end of the airport.

Motion made by Bob Kibler

Seconded by Richard Kummer

Passed: 5/2/0

**Employee Manual** There were no questions or comments on the minor changes to the employee manual.

**Motion:** To approve the Employee Policies and Procedures manual as revised April 9, 2010.

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

**Annual Meeting Packet** There was a short discussion on the covenant change regarding commercial vehicles parking throughout Desert Aire.

Jeff Shimmin brought up his concern for the new golf cart zone. It was discussed if Desert Aire should apply for a zone from the county. Michael Wyman stated that if Desert Aire requested, he could apply to the county for permission to put in a golf cart zone in specific Desert Aire areas. Carts would need to be street legal with seatbelts and other safety gear. It was agreed to put the request on the Annual Ballot for a membership vote to proceed.

Bob Kibler had a question on ballot issue #4, definition of common area where they will be adding greenbelt or freeboard to the definition to common area, establishing that they are one in the same. It was agreed that freeboard pertained to land owned by PUD, so the only addition would be the greenbelt.

**Motion:** To approve the annual ballot and 2010/2011 budget.

Motion made by Dick Dorton    Seconded by Richard Kummer    Passed: 6/0

### **New Business**

Larry Bonander requested that Dick Soderman's golf dues be given back to his wife since he has passed away and was never able to play. The board agreed to give back the dues after Larry finds out what was paid and gets back to the board next month.

Sharon Bourbonnie asked when the annual packet would be mailed. Jeff Shimmin stated that it would be mailed sometime next week, before the 26<sup>th</sup>. Jeff also said that there will be a meeting before the annual meeting to go over the ballot with anyone who has questions regarding the budget or ballot. The meeting will be Saturday, June 5<sup>th</sup> at 2 PM in the multi-purpose building.

Sue Roy asked Jeff Shimmin to explain what was going on with the tennis courts. She has heard numerous rumors regarding fees and the use of the tennis courts and would like to know exactly what is true. Jeff Shimmin explained that the tennis courts aren't used as much as the golf course or boat launch, but they are used and they are an amenity here in Desert Aire and should be kept up. Jeff also explained the two options on the ballot for the rebuilding of the tennis courts.

There was a short discussion on how the board came up with the estimate for rebuilding the tennis courts.

Darrel Sams asked the Board why Desert Aire couldn't accept electronic payments. Jeff Shimmin stated that they would look into it. Mr. Sams also had questions about the

interest and late fees. James Curdy explained to him how the interest and late fees were assessed in the computer system.

Motion to adjourn.

These minutes have been reviewed and accepted by the Board of Directors this 11<sup>th</sup> day of June, 2010

Signatures:

Jeff Shimmin \_\_\_\_\_ Date:  
President

Bill McCaffrey \_\_\_\_\_ Date:  
Secretary