

Desert Aire



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

November 13, 2009
Board Meeting Minutes

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

Motion: To approve and sign the October 9, 2009 Board meeting minutes with corrections.
Passed: 7/0

Audit Report/Christensen King PC

Robert McBride, from Christensen King, was present to give his final report for last year's audit.

Robert went over the new 990 tax return for non-profit organizations. This form will be filed next week.

He also went over the Management report pointing out areas of interest to be worked on or changed.

Don Tracy submitted a request for a ninety day extension to use his outstanding vacation time.

Motion: To grant a 90 day extension to Don Tracy's vacation usage.
Motion made by Don Dahl Seconded by Bill McCaffrey Passed: 6/0

Committee Reports

Golf: Larry Bonander reported that one plastic grid section has been installed on #2 and is working very well. We are also looking into installing them on #4, #13, and #1. They are approximately \$300 each. The Men's Club will be taking care of the cost.

The poplar trees on #2 down the right hand side will be removed this winter. Also this winter there will be some curbing done on #16 and #18 in front of the greens. The Men's Club will be purchasing approximately 300 ft. of concrete curbing.

Larry reported that the vegetation between #4 and #5 is done. There will also be a cart path put through it.

The Golf committee will be making the gold tees more useful since there is an increased interest in using them.

Architectural: Bill McCaffrey reported that the committee approved one new garage and four misc. items. There was one application for 6' walls out to the street that was denied. Bill reminded the Board of the violations by Duane Mask last year and reported that again, the committee has had to write him several violation notices regarding his lot. Since there is no Board meeting in January, Bill requested permission from the Board to turn over the matter to Attorney Michael Wyman if Mr. The Board agreed to let Bill turn it over.

Bill reported to the Board that Bob Kibler had brought to his attention that there has been an encroachment to the common area access on Sand Place. One of the new owners had cleared out some of the common area and after looking at it, the neighbor had also encroached approximately 10ft. With further investigation, it shows that several of the lots are off their survey. There was a short discussion on some ideas to correct the problem throughout Desert Aire. Cheryl Wolff and Bob Kibler will get together and go over the past violations regarding the common area.

Communications

Richard Kummer stated that at the Communications meeting last Wednesday it was reported that the Wi-Fi spot in the multi-purpose building is running good. There has been no bad feedback regarding the last newsletter being the last mass mailing. Richard addressed Gary Walls, who was in the audience, regarding a chat room on the new website. Richard stated that he would like to hold off until they can work out the new website kinks and make sure it is running properly. Richard Kummer stated that he would like to see two board members as liaisons between Desert Aire and the Fire District and Port of Mattawa, along with a volunteer that is not affiliated with either of those two entities.

Airport

Richard reported that at the Airport Commissioners meeting last night the engineer for Reed Middleton was directed to look at the pros and cons of doing a turf surface between the taxi-ways and the run-ways. Assuming that he comes back with a positive recommendation, the Airport will then actively seek local support for materials and labor. The Airport Commission set their strategy for the 2010 grant applications. Richard stated that there are two trenches at the end of the runway that James Curdy and David Strand looked at to change the way they are filled in. This is in response to the aircraft that came close to going off the end of the runway several months ago. Bob Kibler asked about the water situation with Desert Aire using water to irrigate the grass at the west end so that later it can be reclaimed and used for residents. Jeff Shimmin explained that if we don't show that we need the water, Desert Aire will never be able to transfer it over.

Water

Dick Dorton suggested that we need to remind people that they are not allowed to turn on or off their own meters. Chris Guillen will come out when requested during regular business hours to do this for a charge of \$5. On the weekend, the charge is \$25. New water policies, effective August 1st state that members are not to access the meter boxes in any way or they will be subject to the enforcement mechanisms of the policy. The fiber crews have finished digging all the main lines in Desert Aire.

Treasurer

Jeff Shimmin reported that we have collected almost 100% of the security assessment. The deputy started patrolling yesterday, November 12th.

Jeff also reported that the board is still in the process of monitoring the CUCF funds and when they reach the point that they are back to even, including the interest that would have been earned off the CD's if we had invested in them, they will take the money out and put it back into CD's. Since the last meeting, the funds are up \$22,000 which makes it \$1,095,000 which is 7% off our original investment, 13% the break even amount.

Parks and Greenbelt

Bob Kibler reported that at the Parks and Greenbelt meeting this afternoon the PUD staff said, that the environmental survey that the workers are doing along the shoreline is about ½ finished. The license amendment and the shoreline management plan seem to be going along smoothly.

Bob brought up the tennis courts and stated that he reads the covenants to say that maybe Desert Aire is suppose to maintain the tennis courts out of Capital Purchases and Operation Reserve. He believes that the wording needs further interpretation from the Board. Jeff Shimmin stated that when next years budget is developed, there will be several items that will be talked about adding on besides the normal budget. One being the security patrol, etc. There are two ways to handle it, the Board can either go to the community for a vote, or the Board can make the decision to add it to the budget. A short discussion followed as to ways to put a vote in for the Annual Meeting regarding the budget.

Management

James Curdy presented the board members with a flyer from Gray & Osborne about the application to Grant County Conservancy Board on the wells, change of use. They will be working on filing for a change of "Place of Use" with DOE to help us with our water right permit that we received our 10 year extension on.

Motion: Authorize a contract with Gray & Osborne for change of "Place of Use" through Grant County Conservancy Board for wells S05 & S06.

Motion made by: Dick Dorton Seconded by: Larry Bonander Passed: 6/0

Old Business

Web site approval: Jeff Shimmin and the Board agreed that the website is looking very good.

Motion: To bring the new website online.

Motion made by: Richard Kummer Seconded by: Bob Kibler Passed: 6/0

Pro Shop Security Alarm: Jeff Shimmin stated that last month the board had discussed putting a security alarm in the pro-shop to protect the merchandise and that James Curdy was to be looking into that. James Curdy reported that he checked into what others in the

