

Desert Aire



OWNERS ASSOCIATION

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June 26, 2010
Annual Meeting

The annual meeting was called to order at 9:00 AM. President Jeff Shimmin thanked everyone for attending. Roll call was taken with Jeff Shimmin, President, Bill McCaffrey, Cheryl Wolff, Larry Bonander, Bob Kibler, Dick Dorton, and Rich Kummer present.

This is to certify that 426 mail-in ballots have been received by the undersigned and I hereby give notice that we have received the necessary number of ballots to declare this a legal meeting. Signed by; Beth Roller, Chair of the Ballot Committee.

Questions regarding the ballot were taken from the floor.

Someone from the floor asked Jeff Shimmin to explain what an under-run was. Jeff explained that this year's budget had a \$96,000 carry over from the previous year's budget. The year isn't quite over yet, but it looks like the budget will be slightly under-run this year. So, if you add the \$96,000 from last year to this year, we will carry over approximately \$120,000 into this year. That money helps to keep the dues down.

Final call was made for the ballots to be turned in. Ballots collected by Beth Roller.

Officer's Report:

President; Jeff Shimmin

There were quite a few hot topics that were handled this year. Last year we voted in an assessment to pay an off duty Sheriff to patrol Desert Aire during the winter. If you base the success on the number of break-ins this year, compared to the year before, it was very successful. Desert Aire will be having the Sheriff's patrol back again this year. Most of the Board Members feel that it is something we need to do every year.

In previous years there was a lot of abuse to the park and the showers, with a lot of people who were not owners using the park. So, last year we had an attendant at the park gates checking identification of people entering the park. There was a dramatic drop in non-members using the park and in the amount of garbage that was being left around. Also, we went to the token system in the showers and that seemed to help reduce the number of people using the park. We will have an attendant down at the park again this year.

There were a lot of home owners that were worried about garbage being thrown around Desert Aire when they removed the dumpsters. Thankfully, that didn't happen. Most people have signed up with Waste Management for garbage service. There has been very little trash thrown along the road side or dumped in the recycling bin.

At last year's annual meeting there was some confusion on the budget and the ballot items, the members asked if there could be a meeting before the annual meeting to discuss the ballot. June 5th, there was a meeting for anyone to attend to ask questions on this year's ballot, ballot items, or budget. There were about 58 people that attended and there were discussions on several of the items. It is planned to do this again next year.

This year we developed a new Desert Aire website (www.daoa.org). There is a lot of new information on there, including Board minutes, newsletters, and a new golf section. In putting the newsletter online, we have saved approximately \$2,500 a year in postage. There are a few mailed out for those that have requested it. In closing Jeff thanked James, Betty, Don, Chris, Rochelle, and their staff for all the hard work they did this year. They have done a great job in maintaining Desert Aire.

Vice-President; Larry Bonander

It has been a very positive year for the golf course and thank you to the Country Club for the new furniture on the lower patio of the all purpose building. Thanks to the Men's Club for all the money and all the work they do for the golf course. Recently there was a Pro-Am held here and the guests couldn't believe how much the golf course has improved.

They have installed new mats at the entrances of the fairways and they will be adding more in the future. They will be adding 10 new trees after the weather cools down. Most of this is donated by our clubs. We now have more women playing then we have before. The merchandise sales in the pro-shop are up 14% this year due to Carolyn and the others doing such a good job of displaying the merchandise. Hopefully one day the golf course will be able to carry itself without the help of our dues.

The Citizen's patrol is low on volunteers to work 3 hours a week. Sometime in the near future Desert Aire will probably need to start looking for outside security unless this improves and this will cost us a lot more.

Secretary; Bill McCaffrey

Bill had nothing to report.

Treasurer; Jeff Shimmin

As Jeff stated earlier, Desert Aire started the year with a carry-over of \$96,000 which was rolled over into this year's budget. With this year's carry-over, there should be about \$120,000 put into next year's budget. Once the budget committee establishes what they believe to be reasonable expenses for the year and what they think the revenue will be, it leaves a short fall. The Budget committee goes through the process every year to figure out how to fill out the budget. This year, excluding the one-time assessment for the tennis courts, we kept the dues and assessments the same as last year. Golf dues and boat launch fees were raised instead this year.

Someone in the audience asked when they will be starting to build the tennis courts. Jeff stated that they will be starting as soon as they can. No schedule has been set yet.

Someone asked why there are holes in the budget to fill. Jeff explained that Desert Aire doesn't bring in enough revenue from the golf course, water bills, and the pool, etc., to cover the basic operating expenses of Desert Aire. The reason for the under-run is because Desert Aire spent less than they thought they would this time last year. The \$120,000 carry-over doesn't begin to fill the hole between expenses and revenue. That is why there are dues and assessments each year.

Someone asked what the increase in the golf fees would be and when would they take effect. Jeff Shimmin stated that they will take effect December, 2010. There was a 10% increase in the golf fees and the boat launch permit went from \$25 a year to \$45.

Architectural Committee

Cheryl Wolff reported that the year runs from July 1st to June 30th. Since July 1st, 2009, there have been applications approved for 5 new manufactured homes, 4 new stick built homes, 4 sheds, 8 garages, and 46 miscellaneous structures which include fences, decks, sun covers, swimming pools, pool house, and gazebos. For comparison, there were 6 manufactured homes, 8 stick built homes, 10 sheds, 14 garages, and 60 miscellaneous. Cheryl thanked the members of the Architectural committee which meets on the 2nd and 4th Friday of every month. Cheryl urged everyone to pick up the Architectural Regulations at the office or download it from the Desert Aire website. Cheryl thanked Sue and Betty in the office for sending out and keeping track of all the paperwork for the committee.

This year's Board and Park's and Greenbelt Committee began working with the Architectural Committee to approve license agreements for owners that have encroached into the common area. Notices have started to be sent out to ask those owners to sign the license agreement, allowing them to continue using the area and keep it up. If the owners do not want to maintain the area, they are being asked to return it to the natural habitat. Someone in the audience asked about the duplex down at the boat launch as to when it would be finished. Cheryl answered that the Architectural Committee has been sending out violation notices to the owner and finally he has hired someone to side the building. It has been inspected by Grant County and they are working with the County to bring it up to code.

Golf Committee; Larry Bonander

Larry Bonander asked if there were any other questions besides what he reported on in his last report. None were asked.

Investment, Finance, CUCF; Jeff Shimmin

Last year at the Annual Meeting the CUCF funds totaled \$2,200,000. As of the beginning of this month the CUCF funds were \$2,500,000. A portion of the CUCF funds were invested in a series of American Funds Investments about 2 ½ years ago. Timing was not good and originally \$1,173,000 was invested and last year at this time it was down to \$863,000. As of now, that fund is up to \$1,076,000 now, so it is on the way back but still about \$96,000 short of the original investment. It was decided to put something on the ballot this year that would allow more control over how those funds were invested. If the item passes, from here on out, any changes to the Investment Committee Rules would have to be approved by the general membership rather than just be the Investment Committee and the Board of Directors.

Someone asked where the CUCF funds come from. Jeff explained that over the years it has accumulated from the home owners that have paid a 15 year assessment when the lot was sold.

Water; Dick Dorton

Good news about the water, there's lots of it, the quality is excellent, and the price is reasonable. All thanks to our Water Master, Chris Guillen.

In April, the Department of Health came out and did a 5 year inspection of our water system and we passed. They would like a better tracking of the water leakage. Chris has been changing the water meters around Desert Aire that are 10 years old or older. He has changed 86 so far with about 90 more to go. The new water meters are better technology and are more accurate.

The meters at the wells are new magnetic meters that are more accurate also.

We have a new method for repairing the main line which does have some breakage once in awhile. This new method only takes about ½ an hour and is about ½ the price. We would like to remind you that last August, there was a policy regarding no access to your meter box. This is still in effect. If you need to turn the water on or off at the meter box, call the office.

Parks, Marina, and Greenbelt; Bob Kibler

Bob Kibler reported that the Parks, Marina, and Greenbelt Committee has continued to hold, open monthly meetings on the 2nd Friday of each month at 5 PM, downstairs in the Multi-purpose building. PUD Staff are usually present to update us on the shoreline plan. The shoreline plan has been developed with input from Desert Aire and Cox Landing residents. The plans for the Cox Landing trailhead access parking area was drawn up smaller than originally planned. They expect to have the boat launch part done over the winter of 2012/2013.

The Parks, Marina, and Greenbelt Committee are considering upgrading and formalizing Desert Aire's four walking access pathways to the shoreline. This is an effort to improve shoreline access for those of us who do not own shoreline property.

There is a suggestion to build a sidewalk along part of Desert Aire Dr. and the committee is open to input on that idea.

The Parks Committee has an ongoing campaign to clean the common area and apply the license agreement appropriately and consistently.

More residents are starting to come to the committee and let them know of messy areas of the common area. The Parks Committee then can take a look at it and decide what needs to be done.

The Parks, Marina, and Greenbelt committee built a basketball court in the NE corner of the park parking lot. The court is being used by residents.

Someone in the audience asked what has happened to the \$100 assessment fund for the improvement of the boat launch. Jeff Shimmin stated that a small portion of that fund was used for an engineering study that was required. The balance of the fund is invested and is available for use in the future when needed.

Airport; David Strand

David Strand thanked Richard Kummer for the excellent job he has done as the Airport Liaison.

Airport District meetings are held every second Thursday, down stairs in the Multi-purpose building at 7 PM. Everyone is welcome to attend.

David Strand also thanked James Curdy for all the work he has done with helping with equipment and maintenance.

The airport is self-sufficient; they do not receive funds from the Desert Aire Owners Association, other than a \$2,500 stipend for the liability insurance.

As of last Saturday, they held their annual Fly-In Breakfast. Again it was a great success thanks to the 30+ volunteers who worked from 6 AM to well into the afternoon to serve about 365 people this year.

The Airport Commissioners applied for two grants this year from the Washington State Department of Transportation. Neither was granted. The Commissioners are still in the process of seeking additional partners and additional funding sources for the Airport.

Future plans for the airport are to pursue widening of the runway, install a heli-pad at the far SW portion of the airport to support medi-vac flights. They are also considering a turf surface between the runway and the south taxiway.

The Airport Commissioners would like to thank the Citizens patrol. They have done a great job doing the inspections at night for the airport.

They would also like to thank the “friends of the airport”. There are a tremendous amount of volunteers that are willing to jump in and help when needed.

Motion was made to accept the minutes from the last year as written. Minutes were approved with no corrections needed.

It was announced that during the winter there was a block watch program started. Right now they are in the middle of the mapping stages. They are looking for more block watch captains in the different areas so if anyone is interested they need to contact Rod Bollinger. They are also looking for people to map out different areas. They hope to have Desert Aire mapped out by the first part of September, this year.

Mr. Bollinger thanked everyone that has been involved up to now.

Jeff Shimmin stated that the Citizens Patrol and the winter Sheriff Patrol, are all great, but that everyone needs to keep their eyes open and report anything that is out of the ordinary.

Richard Kummer stated that this community would not work without all the volunteers, the Airport Commission, the Desert Aire Board, the Citizens Patrol, the block watch program. Another extremely important area of volunteering is the fire and medical services here. Our district is approximately 268 square miles and it is all volunteer members except the Chief and the Office Manager. Richard requested that everyone get the blue address number signs to help the fire department find your home in an emergency. There are also Med-Star membership applications available. He also encouraged everyone to use the website to see the weather, current conditions at the boat launch and golf course.

Mr. Kummer also reminded everyone that there is the seasonal Volks-March. It can be either a 5K or a 10K walk.

There was some talk about the website and someone in the audience wanted to let them know that the new site is just wonderful. The Communications Committee is looking in to putting a calendar of events on the website. Someone in the audience suggested putting the need for volunteers on the Citizens patrol, fire department and others on the site.

Jeff Shimmin read the results given by the ballot committee. Results were as follows;

Approval of the 2010/2011 Budget	For 312	Against 127
Should Article 8, Committees, Section 8.01 (f) Communications Committee be added as a standing committee?	For 342	Against 98
Should Article 12 be deleted and replaced with “Article 12.1, A & B, 12.2 and 12.3”?	For 273	Against 139
Add to Article 1 Definitions, Section 1.08 “green belt”	For 353	Against 80
Article 3 Protective and Restrictive Covenants Section 3.08 – Insert (a) before "existing" verbiage...Add new section (b)	For 326	Against 113
Add a new Section 3.13 “Allowable business in residential zoned Properties”?	For 313	Against 127

Add to Article 6 Combined Utility Capital Fund, Section 6.07
“Management of Fund”? For 343 Against 84

Approval of two assessments for enlarging the RV Park, and building
A new Tennis Court: 2010 \$100.00 per lot, 2011 \$30.00 per lot?
For 102 Against 349

Should Desert Aire Board request Grant County Commissioners adopt a
Resolution or Ordinance establishing a “Golf Cart Zone” within Desert Aire?
For 371 Against 77

Election of three (3) directors for three open positions. These positions will be for a
three-year term.

Gary Varney-Elected to 3 yr term Cheryl Wolff-Re-elected to 3 yr term

There is still one position open on the Board and it will be looked at during the July
Board meeting.

John Beard asked what Desert Aire would be allowed to do if Grant County approved the
Golf Cart Zone. Jeff Shimmin stated that if we become a golf cart zone, there are some
restrictions on what kind of cart can be on the street. The carts will be required to have
seat belts, reflectors, and rear view mirrors. Operation will be between dawn and dusk
only. You will have to have a valid driver’s license to operate it.

New Business

Someone in the audience asked if there was anything that could be done about more than
one family living in a single family residence. Bill McCaffrey stated that last year the
CC&R’s were changed to say that a home can only have two adults per bedroom. If there
is more than that in there, Desert Aire can take some kind of action. Anyone can bring a
complaint to the Architectural committee and it will be looked into, although it is hard to
enforce.

Allen Clow wanted to thank all the separate committee volunteers. He stated that when
he was on the Architectural Committee he tried to get Desert Aire to hire an outside party
to do code enforcement. This would help with the Architectural Committee not having to
deal with violators in their own community and being treated unfairly. Allen would like
to make a motion that the Board put into the budget next year, the hiring of a third party
to do code enforcement. Jeff Shimmin stated that at this time, the motion would have to
be written up with specific wording to be voted on. Jeff suggested bringing his motion to
the Board after it is written up. After some discussion, it was decided to have Allen
restate his motion with specific wording to be voted on. It was asked why the County
isn’t taking care of the code violations. Jeff Shimmin stated that they are being turned in,
but it is up to the County to take care of it.

Allen Clow restated his motion and it was seconded. The motion would go on next
year’s ballot and if it passed, it would take affect the following year.

All in favor: 15 Opposed: 21 Failed

Jeff Shimmin stated that with all the interest in the idea, the Board will discuss it further
at a later date.

An audience member asked for an update on the security camera progress. James Curdy reported that they had just finished putting in the last Camera so we have cameras monitoring all entrances. The system at this point seems to be working very well as far as capturing images of the vehicles and license plates.

Jeff Shimmin thanked Beth Roller and the ballot counting crew, the Sr. Center members who helped this morning, the office staff for preparing for the meeting. He also thanked Bill McCaffrey for all his hard work on the Architectural Committee and the Board of Directors, he will be missed.

Motion made to adjourn the meeting. Meeting adjourned.