

DESERT HILLS 5

Homeowners Association, Inc.

ANNUAL MEETING

February 27, 2018

The Annual Meeting of the Desert Hills 5 Homeowners Association was held at Desert Hills Social Center on February 27, 2018. President Rich Hornak called the meeting to order at 10:00 a.m. Pres. Hornak introduced board members Paula Litz, VP; Jim Merwin, Treasurer; Helen Coile, Secretary, noting there was an empty chair in memory of Ernie Olson who passed away in January. Also introduced were Terry Teale, Architectural Committee, Charles Hacherl, Maintenance Chair and Gary Bebeau, web master for the association. Pres. Rich declared there was not a quorum of homeowners present; therefore no action could be taken. There were enough ballots returned; therefore the results of the votes on the By-Laws/CCRs and 2018-2019 officers would be counted and announced.

Pres. Hornak asked homeowners who have e-mail addresses to give them to the board as much of the information going out is e-mailed. Those residents who are not here year-round are asked to notify the board when they arrive here and when they leave so that USPS mailings will go to the appropriate address. There are eleven homeowners for whom the Association has no phone number; it is essential the Board has a phone number for every owner. There are three homeowners for whom the board has neither e-mail address nor phone number.

Treasurer Merwin spoke about the importance of volunteering, saying that he could use help with data input and mailings. He recommends a lowering of HOA dues and a reduction in the amount we put into the road maintenance fund. He doesn't think we need to hire a management company as long as members are willing to serve and help. He recommends also that we increase the fee charged when ownership changes. Questions asked were about the road repair fund and whether or not snowbirds may serve on the board and committees. Rich explained that membership on committees and board cannot be restricted and seasonal members may serve. Pres. Rich also said he thinks a thorough study of the roads and projected costs needs to be done before any decision on dues change is made.

MAINTENANCE: Charles Hacherl reported maintenance is in good order. He asked that anyone planning to remove desert plants donate them to be planted at the new entry sign. There was discussion of weed control which is an ongoing problem, especially with absentee owners. Rich explained we hire University Termite and Pest Control to apply a pre-emergent to common areas, and weed killer when needed. Pre-emergent is applied twice a year, with the next application to be made in June, 2018. He reminded homeowners this company will do applications for individual owners for \$75 for two applications yearly. Owners may use any company they wish, and are not required to use University. A change in the CCRs just passed will require homeowners to respond to board notice of weeds on the property within 10 days after receiving the notice.

The area around the new entry sign was discussed. It was agreed removing the soil that has covered the river rock, adding some desert plants and putting down a cover of new gravel is needed. Rich described a plan to redo the slope from Retorno de Anza to the new sign, around the sign, and thirty five feet beyond. There are remaining funds in the budgeted amount for changing the entry sign with which to pay for this.

ARCHITECTURAL, Terry Teale reporting: There have been numerous inquiries ranging from flying flags and team pennants to placement of mailbox. Approved changes included solar shade for patio; wall removal and repair, increasing wall height and replacing entry gates and security door. A question about roof coating was answered. One property owner has been advised of the need for paint and exterior maintenance as well as yard work. No response. An owner is working with the property manager to resolve problems with a tenant whose collections of items overflow the garage into the yard and who parks a car on the street as a result. Terry said the Architectural Committee attempts always to be as flexible as the CCRs allow.

NEW BUSINESS:

The annual pot luck will be March 13th starting at 5:30 at the Desert Hills Social Center. Joan Burns and committee are organizing.

The new Green Valley Council phone books will soon be ready. Volunteers were asked to sign up to help with delivery.

ELECTIONRESULTS:

CCR changes: All passed.

OFFICERS: Sheldon Chanes and Danny Puckett were elected. Remaining on the board is: Paula Litz, Jim Merwin and Helen Coile. Positions will be determined at board meeting following Annual Meeting on Feb. 27th.

OPEN FORUM: Questions: Amendment to Article 6.5.3—explanation of permit requirements was made. Questions regarding Article 7.14.1 were asked and lengthy discussion of parking issues ensued. Rich explained the intention of the amendment regarding new front yard parking spaces is to keep those already in place and prohibit any new space construction. Suggestions for resolving some problems involving the narrow streets and on-street parking included restricting parking to one side only. Another issue is parking in front of fire hydrants. Pres. Rich said the Board is planning to form a committee which will deal with violations of the restrictions and invited homeowners to participate. Sheldon Chanes suggested a committee to research all the problems and make recommendations for resolution. Pres. Rich asked for volunteers to sign up to serve on this committee which will be chaired by Paula Litz.

Paula Litz made a motion to adjourn, Joan Burns seconded the motion. Motion passed and meeting adjourned at 11:10 a.m.

Helen Coile, Secretary