

Mountain Shadows Homeowners Association
2000 Golf Club Dr. Palm Springs, Ca. 92264
Board of Directors Meeting Minutes
Saturday, April 27, 2024

Call to Order: Randy called the meeting to order at 8:02 AM.

Board Members Present: Steve Bell, Robert (Smitty) Smith & Office Manager JoAnn Williams

Present on Zoom: Randy Sawyer, Judy Eaton, Lori Eaton, Sue Green, Melissa Volchok, John Miraglia & Rafael Cardona

Homeowners Forum Present: Celia Hart, Angus Galbraith, Martha Nicholas, Paul Bernstein, Toni Cutting, Graciela D'Antone and Philomena Pappalardo, Cynthia Guy, Dianne Sherman, Allen Gjernes. Celia wanted to thank Smitty for his extra effort at security, he got up one morning at 2:30 and drove around the complex making sure everything was fine. Angus brought up again if we had approved an area for a sports area, Randy told him it is a work in progress.

Approval of the March 23, 2024 Board Minutes: Lori made a motion to approve the minutes. John seconded. Motion approved.

Review of Monthly Financials for March 2024: Lori stated our CD with AAB bank expired in April, we moved those funds to our Money Market account with Bank of Cal. to cover some of our large expenditures coming up in our 5 year plan. She said we are now heading in the right direction to complete our needed repairs and become better funded in our reserves.

Old Business

(A) Roofing Quote: We received a quote from MT Construction to do numerous repairs to our roofs for \$6930.00. Sue made a motion to accept this bid. Lori seconded. Motion approved.

(B) Beam Repairs: Beam repairs have been completed. William & Alfredo are doing a great job completing the smaller jobs.

(C) Pool Signs: John will look into getting signage for all pools that coincide.

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(D) Phase 5 Desert-scape Project: Rafael stated we have received approval for our rebate from DWA at \$4.00 per square foot of grass removal. We received a quote from O'Connell Landscape for \$121,036.00 for Phase 5, minus the rebate, the cost will be around \$46,000. Judy made a motion to accept this bid. Lori seconded. Motion approved.

(E) Turf Conversion: We received 3 bids for the turf conversion at Pool 1. We will remove 800 Sq Ft of grass receiving a \$4.00 rebate at approximately \$3200.00. Steve made a motion to accept the bid from Center Stage Turf Inc. for \$7940.94. Smitty seconded. Motion approved.

New Business:

(A) Proposed FY 2025 Budget: Lori made a motion to approve the 2025 Budget raising the dues to \$475 per month. Sue seconded. Motion Approved.

(B) Five Year Plan: Based on our 5 year plan we should have efficient reservers to meet our goals. With completion of major improvements by 2027 we should be in a position to significantly add to our reserve fund.

(C) Election: We received a bid to from NLB to be our Inspector of Elections for our 2024/25 election. Randy made a motion to accept this bid. Judy seconded. Motion approved

(D) Street Paving: We received a bid from AMS Paving for the paving of Phase 3 for \$86,922.00 to pave 2 of our carport areas, and a bid for Phase 5 for \$164,240.00 to pave Arroyo Rd. This will begin in July and Aug 2024. Steve made a motion to accept these bids. Rafael seconded. Motion approved.

(E) Pool/Spa Re-plaster & Bead Blast Tile: We received 2 bids from Laguna Falls Custom Pools & Spa to re-plaster & Bead Blast Tile for Pool 4 for \$10,755 and for the Spa for \$7625.00. John made a motion to accept the bid for re-plastering the spa to start in August 2024 we will hold off on Pool 4. Lori seconded. Motion approved

(F) Landscape Proposals: Quote 20241033834460 for the trimming of 232 Fan palm trees for \$8988.00. Sue made a motion to accept this bid. Rafael seconded. Motion approved. Quote 20241033834461 for the trimming of 16 Palo Verde trees for \$1760.00.

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Sue mad a motion to accept this bid. Rafael seconded. Motion approved. Quote 20241036834560 for removing and replacing various trees for \$2960.00. Rafael made a motion to accept this bid. Lori seconded. Motion approved.

(G) Collections: In Executive Session on March 23,2024 the Notice of Default on APN # 681-341-058, Records of Riverside County, CA was authorized by majority vote.

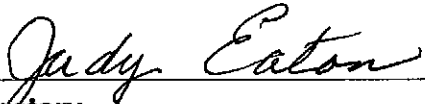
(H) Leins: The Board of Directors of Mountain Shadows Homeowners Association (by a majority vote of a quorum of the board members) hereby authorizes to execute and record a lien against.

APN # 681-350-041, Records of Riverside County, CA
APN #681-350-037, Records of Riverside County, CA

Next Meeting Date: Saturday, June 22,2024

Meeting Adjourned: The meeting was Adjourned at 9.51 AM

APPROVED:



Secretary
Judy Eaton