

# Desert Cove Homeowners Association

## Executive Meeting Minutes

Tuesday, September 10, 2024 @ 7:00 pm at Recreation Centre

### ATTENDEES:

President: Marilyn Richardson

Treasurer: Cecile Zandbergen

Data Management Director: Tracy Cox

Welcome Director: Shaunie Wood

Director at Large: Monica McDonald

Vice President: Rhonda Van Lent

Secretary: Linda Hill

Social Director: Kathy Burwell

Recreation Director: Laurie French

Director at Large: Mary Mate

Quorum Verified:

Meeting Started:

- MOTION** to accept the September Agenda as presented with corrections  
**MOVED:** Cecile                      **SECONDED:** Mary                      **CARRIED**
- MOTION** to accept the August Minutes as presented with corrections  
**MOVED:** Shaunie                      **SECONDED:** Monica                      **CARRIED**
- CORRESPONDENCE:** One password and one forwarded to newsletter, one regarding construction gate, one as follow-up to Emergency Responders, one asking for further docs for the AGM and two asking questions on Financial Year End Report. All answered.

### 4. DIRECTOR'S REPORTS:

#### 4.1. President:

**OPEN: MARILYN** to let Management know about election tables.

#### 4.2. Vice President:

- Rhonda sent out a notice to let residents know that political candidates can solicit in Desert Cove under the Election Act.

#### 4.3. Treasurer:

**MOTION** to accept the August Financial report as reported.

**MOVED:** Cecile                      **SECONDED:** Laurie                      **CARRIED**

Show and Shine	Expenses	\$389.18
	Revenue	\$443.00
	Profit	\$53.82

Thank you to Tracy for helping with the database dues.

#### 4.4. Secretary:

- CLOSED: LINDA** spoke to a drone pilot and discussed the Transport Canada Regulations regarding flights in residential areas. They are allowed to fly but must maintain a height of at least 30 metres and protect the privacy of anyone they may take a picture of. Linda relayed this information to the complainant.
- The front hallway is to be painted this week and the grill work will go up shortly after.

#### 4.5. Data Management:

- OPEN: TRACY** awaiting final edit for creating email distribution list for the Board's uses.

#### **FUN FACTS:**

Occupied Homes	441	Unoccupied	8
Number of Residents	806	Members Dues Paid	609
Non-Members	54	Non-Active	130 (13 never)
Non-Voting	7	Tenants	11 (incl. above)
Homes for Sale	19	Houses for Sale	20

% of Residents that are Paid up Members 76%

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## Welcome Director:

- **CLOSED: TRACY / CECILE** followed-up with records and received fees from the Hills.
- **OPEN: SHAUNIE** \$25.00 returned to Shaunie until her Welcome visit with the other couple.
- No visits made this month.

## 4.6. Recreation Director:

- **OPEN: LAURIE:** three crib boards left to dispose of.
- **CLOSED: LAURIE** Test Rite scheduled to come Sunday, June 25, 2025 at 10:00 for fire demo.
- The poker table was repaired by the group but Laurie felt that he should have been informed to oversee it. The Board apologized for this oversight as they were informed by the group during the last Board meeting.
- **ACTION: LAURIE** is to relay to people, in his AGM Report, that the Recreation Director needs to be informed if anything is broken or not working.  
**MOTION** that the poker table be assessed by Laurie to see if it can be properly repaired and do the work.  
**MOVED:** Kathy                    **SECONDED:** Shaunie                    **CARRIED**
- **ACTION: LAURIE** will look at repair job to poker table and see if it can be improved.

## 4.7. Social:

- **CLOSED: KATHY** spoke to the Card Bingo coordinator and they do not want to hold a 50/50 during their events.

## 4.8. Director at Large 1:

- **CLOSED: MARY** contacted volunteers to get feedback on a one-day bottle blitz. They are busy enough and do not wish to do more. As our donation was only down a few hundred dollars (honorarium increased over last year amount) it was felt we did not need a further push but that encouraging as well as correcting should continue.
- **NOTE:** Mary felt that as the refundable job was such a large one and money collection is involved that it should be given to the Director at Large 1 as one job.

## 4.9. Director at Large 2: See agenda.

## 5. UNFINISHED BUSINESS:

### 5.1. Meeting with Management (April) - PENDING

- **OPEN: BOARD** discussion on our survey results on enforcing Management Rules and Regulations.

### 5.2. Shuttle bus use - PENDING

- **CLOSED: MARILYN** to speak to Management about bus and Don informed her that they would be selling it.
- **ACTION: KATHY** Doug McGregor wants to rent bus to take a group to Chase but feels it may be too expensive. He will talk to the group this week. Kathy to inform him of potential sale and get his reply quickly.

### 5.3. Simulated Emergency for Emergency Contact Volunteers - PENDING

- Simulation set for September 26th.
- **CLOSED: TRACY** updated emergency list and post it on website and send copy to Linda.
- **CLOSED: LINDA** sent out the new list to all residents then followed up with Kurtis

### 5.4. Private Party Guidelines - PENDING

- **OPEN: MARILYN** discussed the private party guidelines with Don but have yet to be communicated.

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## 5.5. O'Keefe Ranch request: **CLOSED**

**CLOSED:** **LINDA** wrote a letter stating we could not write a reference letter for their grant submission at this time. Kathy Burwell sent a personal one. Laurie missed the last meeting but felt that we should have supported them.

## 5.6. AGM September 17th - **PENDING**

- **CLOSED:** **BOARD** Director reports forwarded
- **CLOSED:** **LINDA** job list completed
- **CLOSED:** **LINDA** notices and documentation to members about upcoming AGM were sent out.
- **CLOSED:** **MARILYN** last years reports sent to Board members.
- It was felt that the issue of communication might come up again as well as members allowed to attend our Board Meetings. It was decided that we can relay the following. *If members have an item, they wish to bring to the board they can give us notice and we will arrange a time for them to present it at the meeting. They will then be asked to leave.*

## 6. **NEW BUSINESS:**

### 6.1. Management Meeting

- The OKIB has made contact with Don and were told that Desert Cove would not renew a 5-year contract. Management is awaiting their reply. It would appear that Don is willing to pay on a monthly basis with conditions. There is a possibility that Parker Cove Management and DC Management might team together to add more negotiating power on a new agreement. If, and when the Lawrence Heights conflict is resolved, a vote, and 51% of community agreement is needed for the RDNO to put Fire on taxes.
- After much discussion it was felt that maintenance has been spending a lot of time and money on fixing the pool area, and that a longer-term solution needs to be looked at. They will look into new ways to line the pool and possibly resurface some of the stone work around the pool.
- The rugs will be steamed cleaned as they are not wearing out but are extremely dirty.
- Floors will be as stripped and waxed.
- New tables will be expensive and fixing of old tables is not cost effective.  
**ACTION:** **LINDA** to investigate cost of purchasing heavy duty HDPE ones and forward information to Don.
- Ted and Jay's course for Water Certification has been postponed until January 2025. They will research open dates at other locations.
- The Gazebo roof is warped but not a safety issue. It will be fixed next year.
- Siren has been installed. Management has agreed to install a second siren if this one can not be heard in all areas.  
**NOTE:** It was mentioned that there may be some liability issue as we are taking on a warning procedure.  
**ACTION:** **CECILE** to look at our insurance to see the Board liability in cause of a siren failure.
- Construction gate to remain closed but they will be constructing a gate similar to one at the north end of the property.

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## 6.2. UPCOMING TICKET SALES VOLUNTEERS

Event	Date	50/50	Task	Date	Time	Board
Wine Tasting	October 5th		Tickets	September 20th	10:30 - 12:00	Kathy
				September 21st	10:30 - 11:30	Rhonda
Chili Cook-off	October 26th	Rhonda	Tickets	October 4th	10:30 - 12:00	Linda
				October 5th	10:30 - 11:30	Rhonda
Witches Tea	October 27th	?	Tickets	October 13th	11:00 - 12:30	?
Christmas Dinner	December 7th					
	December 8th					
New Years Eve	December 31st					

**ACTION: KATHY** to talk to Deb regarding tickets sales and 50/50 sales.

## 7. MEETING ADJOURNED: 9:28 pm

### Announcements:

- Cecile September 16 - 30th September 11 - 14th