

**Desert Crossing Homeowners' Association**  
**Annual Meeting Minutes**  
**Wednesday, February 28, 2024 at 6:30 PM**  
**Zoom Virtual Meeting**

***Present:***

| <b>Board:</b> |  | <b>Staff:</b> |                                       |
|---------------|--|---------------|---------------------------------------|
| <b>X</b>      | <b>Phil Weber</b> , President              | <b>X</b>      | <b>Sue Logan</b> , Managing Associate |
| <b>A</b>      | <b>Donna Groth</b> , Vice President        |               |                                       |
| <b>X</b>      | <b>Laura Hodgson</b> , Treasurer/Secretary |               |                                       |
| <b>X</b>      | <b>Sandy Welhoelter</b> , Member           |               | Independent Contractor                |
| <b>A</b>      | <b>Denise Morrow</b> , Member              | <b>X</b>      | <b>Joan Groom</b> , Meeting Minutes   |

  

| <b>Owners:</b> |                |
|----------------|----------------|
| Mark Jones     | Stephen Vaughn |

**I. Call to Order**

A quorum was established and the meeting was called to order by President Phil Weber at 6:33 p.m. He welcomed everyone to the meeting.

**II. Review of Previous Year's Annual Meeting Minutes**

**The February 22, 2023 Annual Meeting minutes were approved by 23 owners.**

**III. Board of Director Reports**

**President's Report – Phil Weber**

- Phil expressed how much he appreciates the Board members giving of their time for this essential task. Overall the Board is doing a good job, but we can always do better. Because of the way this Board operates, basically giving residents the freedom to take care of their properties while the Board oversees the entire community, Phil believed a sense of freedom and balance has been created.
- Three Board members were up for election. The results will be announced later in the meeting.

**IV. Treasurer's Report – Laura Hodgson**

January 2024 Financials

|                     |                     |
|---------------------|---------------------|
| Operating Fund      | \$ 18,364.04        |
| Reserve Fund        | \$ 7,386.51         |
| CD #4734            | \$ 31,227.72        |
| CD #9085            | \$ 20,800.45        |
| <b>Total Assets</b> | <b>\$ 77,778.72</b> |

Income was under budgeted amount by \$4,977.43.

Reserve Account interest was also below what we budgeted by \$78.

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### Expenses:

|                 |   |
|-----------------|---|
| Administration: | \$1,750.30                              |
| Landscape       | \$1,235.00                              |
| Utilities       | \$ 37.46                                |
| Total Expenses  | \$3,022.76 – under budget by \$1,259.86 |

We were pretty much below budget in all areas.

## V. 2024 Budget Presentation

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|                  |          |  |
|------------------|----------|--|
| Income           | \$45,254 | \$42,840 dues income, remainder various estimated fees |
| Reserve Interest | \$ 275   |  |

### Expenses

|                  |                    |
|------------------|--------------------|
| Administrative   | \$33,210 includes: |
| Accounting       | \$ 400             |
| Insurance        | \$ 4,400           |
| Meeting Minutes  | \$ 950             |
| Postage & Copies | \$ 2,750           |
| Website          | \$ 350             |
| Management Fee   | \$20,200           |
| Legal            | \$ 500             |
| Contest Prizes   | \$ 600             |

|                   |                    |
|-------------------|--------------------|
| Maintenance       | \$20,500 includes: |
| Landscape Service | \$16,500           |
| Tree Trimming     | \$ 1,500           |

|           |        |
|-----------|--------|
| Utilities | \$ 475 |
|-----------|--------|

|                   |        |
|-------------------|--------|
| Reserves Interest | \$ 275 |
|-------------------|--------|

## VI. Questions/Comments from Association Members

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None

## VII. Recognition of Board Members and Volunteers

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Phil expressed appreciation for Property Manager, Sue Logan, from Pinehurst. Laura is doing a bang-up job as treasurer and we look forward to many more years of working together. We appreciate Sandy, who just got elected, for her willingness to be on this Board. Donna and Denise are not here tonight, but have served on the Board for 4 or 5 years and are valuable members. We also appreciated the Pinehurst staff.

## VIII. Announcement of Election Results

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Phil Weber, Laura Hodgson and Sandra Welhoelter were elected to the Board.

The 2023 Annual Minutes were approved with 23 yes votes.

**VIII. Closing Remarks**

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Laura thanked Phil for being President and looks forward to continuing to work with him.

**IX. Adjournment**

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**There being no further items of business, the meeting was adjourned at 6:49 PM.**

**X. Organizational Meeting**

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Meeting began at 6:50

**A motion was made and seconded (Weber/Hodgson) to keep the same Board positions: Phil Weber, President; Donna Groth, Vice President; Laura Hodgson, Treasurer/Secretary; Denise Morrow and Sandra Welhoelter, Members. Motion passed.**

Meeting ended at 6:52