

**Desert Crossing Homeowners' Association**  
**Board Meeting Minutes**  
**Wednesday, January 31, 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>X</b>	<b>Donna Groth</b> , Vice President	<b>X</b>	<b>Jiovanna Villanueva</b> , PPI
<b>X</b>	<b>Laura Hodgson</b> , Treasurer/Secretary		
<b>X</b>	<b>Sandy Welhoelter</b> , Member		Independent Contractor
<b>X</b>	<b>Denise Morrow</b> , Member	<b>X</b>	<b>Joan Groom</b> , Meeting Minutes

<b>Owners:</b>	

**I. Call to Order**

A quorum was established and the meeting was called to order by President Phil Weber at 6:35 p.m.

**II. Review of November 29, 2023 Meeting Minutes**

**A motion was made and seconded (Hodgson/Groth) to approve the November 29, 2023 meeting minutes as presented. Motion passed.**

**III. Board of Director Reports**

**President's Report – Phil Weber**

- Phil reported it's been quiet the past couple of months.
- The Christmas Decorating Contest was successful.
- Spring is coming, which could mean a lot of weeds due to the recent rains.

**Treasurer's Report – Laura Hodgson**

December 2023 Financials

**Financials ending 12/31/2023**

Operating Account	\$ 12,336.22
Reserve Account	\$ 7,385.57
CD – Alliance Bank (4/6/24)	\$ 31,120.19
CD – Alliance Bank (7/28/24)	\$ 20,712.06
<b>Total Assets</b>	<b>\$ 71,554.04</b>

Income for December \$441.42

Income over budget as follows:

Interest	\$ .34
Transfer Fees	\$ 0.00
NSF Fee Income	\$ 0

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Fines	\$	1.87
Late Fees & Interest	\$	35.95
Dues Income	\$	295.00

Total Income under budget:

Legal Recovery	\$	41.63
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Income YTD is over budget by \$2,102.40

Total Expenses	\$7,263.17
Administrative	\$5,991.63
Landscaping	\$1,235.00
Utilities	\$ 36.54

**Expenses**

Administration – over budget by \$654.24 for month. Under budget by \$1,192.43 YTD.

Maintenance – under budget for month by \$15.00 and over budget \$1,250 YTD.

Utilities – under budget by \$ .58 for month and under budget by \$23.20 YTD.

Total Expenses – under budget by \$669.82 for month and over by \$34.26 YTD.

Capital Expenses – None; you received \$190.08.

Reserve Contributions – none at this time.

**IV. Management Update – Sue Logan**

In Escrow

Escrow Date: 10/18/2023-11/26/2023

Unit Address	Lot #	Process Date	Escrow Date
None			

**Violations:**

Inspections were completed today but the reports are not yet done. Sue will send them.

**Noted Items:**

We will be having a Zoom info session for those that may have issues setting up their accounts in the new management program. We are still working out the bugs, but expect everything to be running smoothly in a month or so. All of your documents will be available in the app that homeowners can download onto their phones. They can make payments, submit SARCC forms and ask questions all through the app.

During the recent webinar, there was discussion about enforcing parking rules. DC rules state there is no parking on the street. If DC wants that enforced, there will need to be a vote of community approval prior to June 2025. After June 2025, the HOA will not be able to enforce parking rules unless there was prior approval. It is not yet clear the

percentage of owners' approval needed to pass the resolution. Sue clarified that parking is never allowed in front of mailboxes and that can be reported to the City.

Sue visited Robin's house prior to Christmas to check about the neighbor's barking dogs. The dogs hardly stopped barking for a minute while she was there. It is an issue. The neighbor on the other side will be complaining as well. Since Robin sent the proper paper work, the dogs have been declared an issue by the Board and Sue will move forward.

Annual Meeting is scheduled for February 28.

## **V. Architectural Requests**

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Lot 195 – Welhoelter – Exterior painting – Approved  
Yard decoration submittals: None

## **VI. Old Business**

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- Surplus Credits
  - Sue reported the State of AZ says owners cannot receive refunds on assessments. But a temporary reduction of the dues amount can be split over the year. For example, to give \$42 back, \$3.50 would be deducted each month for a reduction to \$39.50, or to \$31.50 per quarter. Sue will check about giving a reduced dues fee for the last three quarters of this year. The Board will wait to approve until Sue has confirmed this is possible.
- Landscapers
  - Laura reported the landscapers have been arriving earlier and are more active.

## **VII. New Business**

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- Annual Meeting
  - Scheduled for February 28<sup>th</sup>. Sue has not received any new bios. Phil, Sandy and Laura's terms are up.

## **VIII. Call to the Audience**

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None

## **IX. Adjournment**

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**There being no further items of business, the meeting was adjourned at 7:09 PM.**

## **X. Executive Session – called to order at 7:25 PM by Phil Weber**

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- Barking Dogs Issue

**Board votes to approve Robin Rush's request to declare neighbor's 3 dogs at 10189 Desert Crossings a nuisance, assuming Robin submits the proper paperwork.**

Sue is looking into a complaint that 10233 Desert Mesa painted house a horrible color without submitting a request.

**Executive Session concluded at 7:38 PM**