

Annual Homeowners Meeting		
Date	June 15, 2020	
Place	Villa Caballeros on phone	
In Attendance	<p>Syd Steinbock Woody Griffith Robert Lasseche Michael Fitzgerald Cindy Anderson (Management)</p> <p>Several Homeowners in attendance Chairperson: Syd Steinbock</p>	*Board Members
Recorder	Management	
I.	Call Meeting to Order	Meeting called to order at 9:00 AM
II.	Establish Quorum	A quorum was established.
III.	Approval of Minutes:	February 10, 2020 Minutes motion was duly made, seconded and approved.
IV.	Treasurer Report	Operating funds as of May, 2020 were \$36,990 and reserve funds were \$316,338. We are over budget by \$6,000.
V.	Committee Updates	<p>Landscape: The annual pruning of the palm trees was completed on May 28 th and 29 th One tree on the west wall was cutdown as it was infested with a bark bug and could not be saved. A fica will replace it this Fall.The summer Vinca were planted in the three planter boxes and at the west wall at the pool. These will last until we put in the winter flowers in October.We also replaced several Bougainville on the arenas side and Caballeros side of the property. They have been in-for about five years but never did well. New plants will be better adapted to heat .</p> <p>The landscape company assisted us when we had broken-water pipes in building two and when we needed to locate and replace sewer Clean out pipes in building one and three We need to put a timeline in place to locate and extend the sewer pipes clean outs in both buildings. Building two clean outs are located above ground while those in buildings One and three are currently buried to about 18 inches below ground. It could costs is \$800 per clean out cap. My recommendation is to do at least four per year until we get all.Located and pipes extended above ground. We have about 10 left in each building. About 8000k per building with us digging the holes.</p>

		<p>It costs us 150\$ to dig and replace a hole. This is something for next years budget.</p> <p>Land Lease: We encourage homeowners to pursue land lease extension, fees will increase the longer you wait. A clear title is required to pursue extension Completed extension documents must be recorded with Riverside County Recorder. The Palm Desert Riverside County office is now open.</p> <p>Architectural: None</p> <p>Pool Committee: As the board knows we have gone from shutting down the pool to opening at two different levels. We currently have both the spa and pool open with one person ata time in spa. Social distancing is the guide post for having multiple swimmers in the pool. Swimmer should also disinfect the railings and any lounge they use. Folks going to pool must wear a mask and when they leave the pool area. You do not need a mask while in spa or pool. No toys such as rafts are permitted in the pool. Furniture is marked in an area by a blue tape. We ask that lounges not be moved as they are set six feet apart for social distance. We want our residents to enjoy the spa/pool while respecting others rights. We are notifying swimmers when they violate the rules and the board reserves the right to shut down the pool and spa if ordered by city or county and when violations occur.</p>
VI.	Management Report	Discuss homeless issues and pools
VII.	Old Business	<p>Sun covers: Have been installed and have better coverage.</p> <p>Tennis court sample repair has been complete now we need to wait for rain or flood the courts.</p> <p>Management will have Steve replaced stairs with cracks in #1 and 3 buildings.</p> <p>Walk way surfacing that was scheduled for May is now delayed until after the Sept meeting.</p> <p>Fan is needed for elevator. Management to get bid.</p> <p>Power washing walls of carports to clean of dirt. We will do a sample and move forward from there.</p>

		<p>Painting of wall #3 building that has the stains will be done.</p> <p>Sewer pipes in one and two building are under ground and need to be changed like we did at building 3. It will be around \$1600 per clean out. When Syd gets back we will get bids.</p> <p>Woody resigned from the board due to personal reasons. We will wait till next election to fill the position. He will be missed</p>
VIII.	Meeting adjourned at 10:01 AM	Next meeting scheduled for Sept 21, 2020 @ 9:00 AM.