

Desert Palms Townhouse Association
Quarterly Meeting Minutes
July 8, 2025

The meeting was held at the pool ramada and called to order by the president at 6:00 pm.

In attendance were members of the Board of Directors:

Andrea Alagammai — President
Linda Freitag — Vice President
Tom Puckett — Secretary
Barbara McCale — Treasurer
Paul Czopek — Member-at-large

Lorna De la Ossa, Property Manager, and two members of the Association, Thom Daly and John Roach were present.

Minutes from quarterly meeting, April 15, 2025, were approved by board members present.

Old business.

Andrea gave a recap of items that were completed:

Gap in the area by the pool gate was blocked off by a metal fence along the walkway put in by Paul and Thom D. They also removed the old non-working ground lights in the pool area. The lights along the wall at the east end of the community were left alone.

Red bricks around planters in front of homes remain home owners responsibility, and house numbers in the alleys at the backs of homes are also recommended to be put up.

Landscapers will rake the decorative rocks in front of homes rather than replenishing.

Lorna did a check with some of the owners in the 8900 block re planting trees. The interest wasn't there. Trees won't be planted.

Pool open house was a success. Tom P. was thanked for making it happen.

There will be no attempt to change the amount needed for a quorum for ballot issues in the bylaws. Lorna will contact homeowners at the time ballots go out.

Lorna said that the insurance premium only went up \$50.00 a month.

Lorna spoke with the owner of the tree outside the common area wall at 8900, and he gave us permission to remove it. He may help with the expense.

Lorna presented an Annual Property Inspection form from another HOA as an example of what we can use for the ARC walk through.

New business

Neighborhood roster: Lorna will go through the last roster and will address privacy with homeowners.

Linda and Barbara looked at the entire community from Palms Park Drive and identified 35 "bald" spaces in the planters in front of homes that need plants. They proposed putting new plants in those spaces, at a cost of \$20.00 per plant. This proposal passed unanimously. Lorna noted that permission is needed from the individual homeowners, and if a homeowner doesn't want a new plant on their property, we can't put a plant there. Letters will go out to the 35 homeowners including options on desert plants to choose from.

Linda and Barbara also suggested putting in new plants in front of the pool ramada wall area along the parking area, as some of those plants are dying off or not in good condition. Andrea was opposed to replacing plants that were still in good shape and voted no to the proposal, but the other four board members voted for it, with the proposal passing. The cost for these plants will be up to \$100.00 each, with new soil stipulated. Perhaps 15 gallon plantings in this area.

It was then noted during discussion that the plants along the entry walkway into the pool area also need to be replaced do to condition and age. It was unanimously decided to replace those. The cost for these plants will be up to \$100.00 each, with new soil stipulated. Perhaps 15 gallon plantings in this area.

There was discussion re time to plant, spring or fall. Lorna will check with the landscapers on when to plant, and will have them provide the plants.

John said he has plants that need a drip line to them. Lorna will ask landscapers to do it.

John was upset re loud music being played and people screaming at the pool recently, about 7:00 one night. He finally asked them to turn down the volume, which they did. Linda proposed posting a sign in the ramada area for people to be aware of the noise they make at the pool. Sign was approved unanimously by the board, and Andrea said she would put something in the newsletter about the issue.

Barb Collins sent Lorna an email re the bulb being out in the light fixture under the tree at the pool entrance. She found a bulb that may work for about \$16.00, and a bulb she knows will work in a two-pack for about \$83.00. She also mentioned the possibility of replacing the old fixture with a solar one. The board okayed Barb and Rick doing what they think is best.

Lorna noted that a carport roof blew off at 8965 during a recent wind storm. Our HOA insurance requires a \$5000.00 deductible. The owner may use his own insurance that requires a \$2500.00 deductible.

Meeting was adjourned at 6:54 pm.