

Desert Palms Townhouse Association  
Quarterly Meeting Minutes  
April 15, 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 three members of the Association, Carol Craft, Liz Adams, and Tom Daly were present.

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

Old business.

Andrea gave a recap of items that were completed: No trespassing signs installed, pool area painting and common area painting completed, pool resurfacing completed, grab bars in restrooms and shower were installed.

Gap in area by pool entrance gate: moved to new business below.

ARC annual walkthrough was done. Andrea said that there is quite a lot to do, and that people will be notified soon.

New business.

Discussion about the gap in the planted area by the pool gate, which is a hazard for tripping as people short-cut through, rather than around the planter. Options included adding a concrete slab, or putting in new plants. Paul, by email, had added the possibility of a black metal gate and post to restrict access to the area. It was unanimously approved by the board to run black metal fence sections the length of the planter, with the job not to exceed \$600.00. Thom Daly offered to help Paul with the project.

Discussion re light fixtures alone the wall at the east end of the community and in the pool area not working. It was decided to get rid of them. Lorna will get a bid from Anthony.

Discussion about the condition of the brick planters in front of the houses. Maintenance will remain with the homeowners, with a suggestion that they use an adhesive to secure the bricks. Suggestion will be added to newsletter.

Discussion re some of the north side homes having no house numbers on the alley side. There was a suggestion for homeowners to put up house numbers. Suggestion will be added to newsletter.

Discussion about replenishing the rock in the front yards. Rather than replenishing, it was decided to ask the landscapers to redistribute the rock to fill in the bald spots.

Tom Daly suggested planting trees in front of the homes on the 8900 block. Discussion included the possibility of tree roots interfering with water and sewer lines, and the possibility of planting shrubs instead of trees. It was agreed that more thought was needed, and item was tabled. Feedback will be needed from homeowners on the 8900 block.

Tom Puckett suggested moving forward with a pool open house to highlight the resurfacing of the pool and the painting that was completed on the pool house. Tom agreed to facilitate. It will be May 3, 2025, from 10:00 am until noon, with light refreshments. Tom will put out signage on the a-frames and the event will be added to the newsletter.

Tom had asked to discuss the possibility of reducing the number needed for a quorum on ballots for the annual meeting. As it's a by-laws change, it requires a majority of homeowners to agree. Lorna suggested instead that she would pound the pavement for votes when the ballots came in for the annual meeting.

Discussion re the possible major increase in the insurance premium. Lorna said it could double, ie, from around \$10,000.00 to \$20,000.00.

Open discussion.

Andrea was concerned about a tree on the outside of the common wall in the 8900 common area. It was decided to do nothing.

Re the ARC walk through, Thom Daly suggested having a check list so the committee knows what to look for. Much discussion. Lorna will provide a form she uses for another property.

Meeting was adjourned at 7:04 pm.