

Desert Palms Townhouse Association
Quarterly Meeting Minutes
January 20, 2026

The meeting was held at the pool pump room and called to order by the president at 6:20 pm.

In attendance were members of the Board of Directors:

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

Barbara McCale — Treasurer: Absent due to illness

Lorna De la Ossa, Property Manager, and ten members and renters of the Association, Michael Gaither, Dennis Fox, Maddox Allen, Barb Collins, John Roach, Maria Acuna, Ruth Jafvert, Kris Masalasky, Dustin Pitts, and Thom Daly were present.

Minutes from quarterly meeting, October 14, 2025, were approved by board members present.

Old business - Andrea gave overview:

- a. Tree outside common area wall by 8900. Situation continues.
- b. Owner Directory has been mailed out.
- c. Plant Installation. Linda and Barb McCale did an onsite survey of the community. Sixteen homes need new plantings. Lorna noted that Complete now wants us to decide which plants to use. There was much discussion from board members, members of the community and Lorna. Lorna will get more info from Bill at Complete. The discussion continued, re new plantings needed in front of the pool along the parking area, and a lot needed in the pool area along the metal fencing installed at the entrance, and that the large, dying pyracantha along the wall at the north end of the pool needing to be replaced. Lorna said that we shouldn't have bee loving plants in and around the pool area, that it could be an insurance risk. Dustin Pitts offered to get with Lorna re types of plants to use at the pool.
- d. Tree trimming on trees close to the buildings and pool gate has been done.
- e. 2026 budget - Lorna will pick up admin fee, as stated at Annual Meeting.

f. Bathroom doors. Discussion about bids from Anthony's Turn Tech, \$700.00, and Vortex, \$1,234.56. Vortex is a door repair company. Both bids seem to cover the same or similar work. A lot of discussion. John Roach said that we should have the door frames inspected and included in bid. Lorna will ask both contractors to re-evaluate the frames.

New business:

Appointment of directors. Positions will remain the same by unanimous vote from board members present.

Open discussion. There was discussion about the work Complete Landscaping has been doing. Linda noted that they seem to be using the blowing machines more than trimming. John Roach said that he had to spray his own weeds in the front. Dustin Pitts felt that there is good and bad with the current company. Lorna offered that the company is having trouble getting workers, that they are afraid of being picked up and taken away.

Dustin offered that he has a landscaping company with the same full time crew, and offered to give us a bid. A unanimous decision from board members present was to let him give us the bid.

Andrea let the community members know that there will be no ARC walk through this year to partially compensate for the raise in monthly dues. She did ask that people continue to maintain their properties as there may be a lot to do in 2027.

Meeting was adjourned at 6:55 pm.