

# Desert Cove Homeowners Association

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## Desert Cove Management Report General Meeting, April 30<sup>th</sup>, 2024

### Appreciation to Management, Administration and Maintenance

- **Thank you for the maintenance and improvements made to keep Desert Cove the lovely community we love to come home to.**
- A special thank you to Management, Administration and Maintenance for their willingness to:
  - Communicate to us on an ongoing basis regarding situations which may impact Residents.
  - Listen to concerns and work with the DCHA for the benefit of Desert Cove Residents.

### 1. Security and Gates

- Main gates are operational, closing time was changed from 8:00 pm to 6:30 pm to provide a bit more security in the evening
- Gates stay open for a minute. There have been a few occasions where residents have reported the gates have remained open after that time. The gate has been reset by the service provider, which hopefully will eliminate this problem.
- New, additional codes are not being considered at this time.
- ***Agenda Item from September AGM: no decision on the future of the construction gate.***

### 2. Recreation Centre Air Conditioning

- Air Conditioning has been installed as well as the grate/cover. Please do not tamper with the temperature. Please contact Administration with concerns. We can arrange, for special events as an example, for the temperature to be adjusted if needed.

### 3. Recreation Centre Maintenance

- We are presently looking at some options to replace some of the damaged tables in the main hall.
- Window replacement – This is still “on the list” to be done (over time) starting with the windows which need it the most.
- Replacement light covers on the ceiling in the main hall are proving difficult to find due to the age of the fixtures.

### 4. Swimming Pool

- The main fan has been replaced in the pool area.
- The boiler has been running smoothly since that last repair.
- The pool liner is starting to have creases again and will need to be redone, so expect the pool to be closed for a week at some point.
- Epoxy will be applied to some areas on the floor where the pebbles are loose.
- A couple of hooks will be placed in the ladies change room (to accommodate shorter people)
- The hot tub has required some repairs lately. Maintenance will continue to repair it for as long as they are able. Replacing it would be a major undertaking and not one being considered at this time.

### 5. RV Parking Lot Security (lower)

- Management distributed a letter to RV owners in the lower lot asking for their opinion on some options that could be implemented. To date, approximately 10% have replied and the majority of those responses indicated they are ok with “AS IS” as many are now taking further precautions.

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## 6. Evacuation siren install at hall

- Scheduled for install. When complete, the DCHA will be communicating to all residents as well as running some tests/dry runs.

## 7. Update on OKIB

- Management has not received any update/progress reports from the OKIB in regards their plans for the Fire Hall.
- Desert Cove has agreement from the RDNO and OKIB that our fire protection tax will be included in our taxes, rather than paying it separately as we do now. Management has been dealing with Bob Fleming (elected representative for our area) as well as Dave Sewell (Chief Administration). However, due to a stall in the negotiations between the OKIB and the RDNO on the Lawrence Heights Agreement, work on our agreement is on hold until this is resolved.
- Our Fire Protection Fees contract expires September 30, 2024. A critical decision needs to be made on how we go forward after the contract expires. Do we renew? Do we pay monthly until the issue is resolved? Do we stop payment? The risks will need careful examination.
  - Management will be reaching out to the residents of Desert Cove with further information and an opportunity to provide input in the near future.

## 8. Google maps update

- Administration continues to follow up with Google Maps.

## 9. Other Improvements

- Additional parts are required for the back-up generator, which will require a power shut down. Administration will communicate to residents when this will be scheduled.
- Gazebo repair is scheduled for this year.
- Maintenance staff are currently looking into the training for water maintenance as recommended by First Nations Health.

## 10. Other information to share with Residents

- Street cleaning will begin as soon as the crews are finished in Vernon. Management will be asking residents to do major cleaning using water (i.e. house cleaning) on odd/even days.
- There will no longer be a branch pile in the lower lot. Branches will be picked up by maintenance in the spring and fall.
- Head of the lake road fence will be kept tidy, but no longer be repaired by Desert Cove.

### a. Additional topics raised related to management at the AGM on September 19, 2023

- **Dog Park:** Management has reiterated that there will be no dog park in Desert Cove. The Board has taken this topic to Management on behalf of the members several times and consider this topic closed.
- **Pickle Ball Court:** Management has stated that there will be no pickle ball court in Desert Cove.
- **Would Homeowners have any recourse if management decided not to meet their commitments to Desert Cove?** There are terms within our lease agreement which management is required to adhere to. Outside of those, management would require specifics to answer that question.

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## **11. Fire smart for Desert Cove**

- We provided management with a brief summary of the Fire Smart presentation and the assessment of Desert Cove's risks. It was suggested that the first step should be to ensure flammables are kept at least 1.5 meters from homes/buildings, which is called the "Immediate Zone". Maintenance will cut back the cedars located at the kitchen door.

## **12. Desert Cove Regulations**

- We discussed with management some of the key concerns from residents in regards to DC regulations and consequences for violations. In order for Administration to be able to follow-up and/or take action, if a resident sees an infraction, that resident needs to contact the office and provide specifics and/or actual proof.