

# **Desert Cove Homeowners Association**

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## **Desert Cove Management Report Annual General Meeting September 30, 2025**

### **1. Appreciation to Management, Administration and Maintenance**

- 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.

### **2. Swimming Pool**

- The hot tub has required repairs and parts ordered/being made. Maintenance will continue to repair it for as long as they are able. At that point, replacement options will be considered.
- The pool liner is starting to show leaks again and will need to be redone. Down time for the last stretch was less than a week. Will be keeping the liner as the other options (i.e. tile) cannot be done due to the type of pool floor.
- Pool deck is deteriorating and cannot be repaired. Maintenance will be looking possibly scraping off the aggregate and coating the floors with non-slip heavy duty paint.

### **3. Evacuation siren**

- The initial sound test on the newly installed buzzer failed to reach members of the community. Maintenance has an electrician looking at the first option of hook up the old siren from the fire truck. At that point we will do another sound test.

### **4. Water management**

- One of the maintenance staff has completed their Water Management Training. At least one other will also be provided the training.
- On the last power outage, we had low water pressure due to a failure with our back-up system. Ted was at the Cove within 10 minutes of his first call from a resident to rectify the problem. The part has since been fixed.
  - *Note: When an issue happens, Ted will respond ASAP. As he typically receives numerous calls, don't expect him to personally call everyone back.*

### **5. Gates**

- Maintenance has been working on the Construction gate. It will be locked and accessible only in the event of an emergency

### **6. .**

### **7. Other Improvements**

- New green space development –one of the roads will be closed off and will be developed as part of the green space. No major improvements are planned (except perhaps a couple of trees). Will be similar to the green space on 5th. This will be deferred to next year.
- Gazebo repair. The roof was inspected and has been deemed as unsafe so Maintenance has removed it. Options for replacement will be considered next year.
- The maintenance team has been working on road improvements in the Cove, focusing on the worst areas.
- The irrigation in the green space by the hall has been repaired.

### **8. Other information to share with Residents**

- Administration has asked residents for a "next of kin" contact in the case of an emergency. Forms are available at the office or the form can be filled out on-line on the DCHA website. Providing this information is voluntary.

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- Golf course weeds. Management contacted the land owner on more than one occasion; however, it appears that the corner between 7-8 hole is still to be cleared.

### **9. Desert Cove Regulations**

- Management has received numerous concerns regarding residents not abiding by the regulations. Warnings have not achieved a change of behaviour. They have indicated that they will begin the process of issuing fines for regulation violations.

### **10. Update on OKIB**

- New fire agreement in place for one year at a reduced amount.
  - Management will not be moving ahead on including our fire protection on property taxes at this time.
- At the time of the Fire Protection Agreement signing, Management requested a report from the OKIB which could be shared with residents, on fire fee related activities and progress on the new Fire Hall. Nothing has been received to date.