

Desert Cove Homeowners Association

Management/Administration Update Report Annual General meeting, September 27, 2022

Expressing Appreciation to Management, Administration and Maintenance:

- Ongoing assistance with **DC Events**
- Assistance with the **DC Garage** sale (port-a-potties, garbage/recycle cans, roping off parking areas, moving picnic tables, photocopying maps, etc.)
- **New Resident's Welcome Package:** providing photocopying
- Support with last summers **evacuation** (providing air horns) and during **COVID**

Recycle

- Thank you to a number of Residents who didn't give up, recycle has come back to the Cove. The DCHA and Management have worked with Recycle BC since early this year to roll out this program.

Entrance Gates

- Management has confirmed that the gates will be replaced. Quotes have been received and management is in the process of clarifying details with a vendor.
- In the meantime, a security guard will continue to patrol Desert Cove.
- Management indicated that once construction is complete, they will review the need to maintain the construction access as an 'exit' only gate.

Security Cameras

- It was noted that some work needs to be done on the cameras. 2 out of 6 are not working, however the camera monitoring the gate is. Upgrading the camera system is also being considered.

Desert Cove Water Supply Safety

- **Back-up Power Generator:** The generator has been repaired. It is tested on a monthly basis to ensure it stays in working order.
- **Main water tanks:** Sufficient water for all Residents. Should the power go out there is enough water stored in the tanks to supply all Residents for 3 days.
 - We have been assured that all necessary steps are taken to ensure our water is safe.
 - Test results are posted on the back wall in the Recreation Center.
 - **NOTE:** An invitation was extended to Residents who may want a tour the water system. Please contact Maintenance to make an appointment.

Recreation Centre Air Conditioning

- Management has indicated this is still a go. COVID shutdown had put this project on hold. Two vendors have been in the Recreation Center assessing the work required in order to provide estimates on cost.

Desert Cove Community Maintenance

- **Common area tidiness:** Maintenance indicated staffing issues in early summer made it difficult to complete all necessary jobs around the Cove. Common areas are now being addressed.
 - Dead bushes have been removed from entrance.

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- **Communication of planned maintenance:** green flags are placed immediately after an area has been sprayed. The DCHA have included this information into the Welcome Package

Swimming Pool Maintenance

- Management stated that the pool is here to stay. Condition of the pool and area is a high priority.
- The boiler was replaced last year and the last shut down was due a failing part (on warranty).
- The original supplier of the pool liner is no longer available so Maintenance has looked into alternative companies and have a number of vendors scheduled to come out for quotes on the liner pool deck.
- It was also indicated the Hot Tub needs replacement. A quote has been received. This is a big and expensive job as the tub will need to come through the window. In the meantime, maintenance will do their best to patch and keep the tub open.
- **Overall maintenance of the pool area:** Management and Maintenance are aware of these issues and are investigating the 'fixes'.

Recreation Centre Maintenance

- **Windows:** Maintenance is in the process of receiving quotes for new windows.
- **Gym equipment upgrade:** Maintenance is in the process of securing new equipment. DCHA will advertise in the newsletter etc. as there may be some quality equipment people are no longer using.

Available RV parking

- Administration confirmed there is sufficient RV parking, however, there is a shortage of boat/trailer parking. Administration and Maintenance are working to resolve this.

Evacuation siren

- Management agreed that a siren at the Recreation Centre would be of value and will obtain quotes. DCHA stated that they would take responsibility to assign someone to 'man' the siren and have periodic tests.