

# **Desert Cove Homeowners Association**

---

## **Desert Cove Management Report Annual General Meeting, September 17<sup>th</sup>, 2024**

### **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.

### **Security and Gates**

- There have been a few occasions where residents have reported the main gates have remained open. The service provider has been quick to respond. New, additional codes are not being considered at this time.
- The Construction Gate: a gate, similar to the gate on the north side of the brick wall will be constructed. It will be accessible only in the event of an emergency.

### **Swimming Pool**

- Window has been replaced.
- A couple of hooks have been installed in the ladies change room (to accommodate shorter people).
- The pool liner has been re-stretched.
- The boiler has been repaired.
- A couple of larger holes in the pool deck have been repaired, however the deck is disintegrating; stones are coming loose and more holes are appearing.
- A longer term solution about the condition of the pool area was discussed with management. Management was open to consider options and will be bringing in an expert to provide an assessment and recommendations.
- The main fan has been replaced in the pool area, the fan in the ladies change room needs replacement.

### **Recreation Centre Maintenance**

- We are looking at some options to replace some of the damaged tables in the main hall.
- Replacement light covers on the ceiling in the main hall are proving difficult to find due to the age of the fixtures. Will wait until there are 3-4 that need replacement, will then rent a hoist and do them at the same time.
- Floors – are scheduled to be stripped and waxed

### **Evacuation siren install at hall**

- As requested by residents after the evacuation, a buzzer has been installed. The DCHA will conduct a sound test and if it cannot be heard through the majority of the cove the option of a larger one or installing another will be considered. Once determined, the DCHA will be communicating to all residents as well as running some tests/dry runs.

### **Other Improvements**

- Steps/walkway replaced in the spring.
- Back-up generator for water is operational.
- Lower Lot has been cleaned which can accommodate more spaces.
- Disposal of old chairs in library and some outdoor plastic chairs and tables.
- Gazebo repair is deferred until next year.

# Desert Cove Homeowners Association

---

## Other information to share with Residents

- Branch pick-up will begin early October.
- Maintenance staff were booked in September for training in water maintenance as recommended by First Nations Health. Class was cancelled due to low enrolment and rescheduled for January. Staff are looking for other locations where it may be offered sooner.
- Shuttle bus – due to the high cost of maintaining the bus and lack of use, management will be selling it.
- Recreation Centre Hall Rental – The Recreation Centre is available at no charge for the use and enjoyment of all Desert Cove Residents. It will no longer be available for private rentals.
  - Special occasion events can be booked on Sundays:
    - As long as they are open to other Desert Cove Residents
    - If they include Non-Residents, the event is over by 7:00pm
  - Evening Social Events (i.e. Dances, dinners, music nights, etc...)
    - Where there is capacity, a guest can be invited. Guests are defined as a person(s) who is staying in the Cove, with a Resident.
    - All events are to end by midnight (New Years Eve being the exception).
  - Hall clean-up is required immediately after the event.
- If you wish to use the hall, please contact the DCHA Social Director. The Social Director is responsible for all bookings and overseeing all events and activities in the Recreation Centre and can provide you further information regarding the use of the hall.

## Update on OKIB

- Desert Cove initially had 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. Due to a stall in the negotiations between the OKIB and the RDNO on Lawrence Heights Fire Tax, work on our agreement with the RDNO is on hold until this is resolved. When and if this comes to pass, Residents will be required to vote with a 51% majority in agreement.
- In the meantime, management has finally received a call from the band regarding our existing Fire Services agreement. Apparently, there has been some shuffling of roles and members on the OKIB board which has caused the delay.
- As indicated in the note that was sent to residents July 23, 2024, management has given notice to the OKIB that Desert Cove will not be renewing the Fire Protection Services Agreement. This is for the reasons also indicated in the note to residents.
- Management has also been in conversation with Parker Cove who have stopped payment.
- The “ball” is now in the OKIB’s court to respond. Depending upon their response, next steps will be determined.