

Desert Cove Homeowners Association

Desert Cove Management Report General Meeting April 28, 2026

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.

1. Swimming Pool

- New Boiler has been installed.
- New shower head in men's dressing room.
- The pool liner has been replaced/re-stretched a number of times. Skimmers are leaking and will require repair. The plan is to wait until winter (less use) as the pool will likely need to close for more than a week.
- Maintenance will continue to repair the hot tub for as long as they are able. At that point, replacement options will be considered.

2. Recreation Centre

- Carpets have been cleaned, but cleaners will be returning to work on stubborn stains as well as cleaning badly stained chairs.
 - *Note: On completion of inventory, the DCHA found a significant discrepancy in the number of chairs since our last count in 2024. If anyone has borrowed chairs from the Recreation Centre, please return them.*
- Floors will be waxed after the garage sale.
- New blinds have been installed in the pool/billiards room.
- An additional mirror has been installed in the main hall.
- Maintenance is looking at options (perhaps a slow closing door) to enable the handicap to enter the hall without assistance.
- Numerous messages have been sent out to residents in regards to propping open the Recreation Centre doors. We have mice and bugs taking up residence in the Recreation Centre on a regular basis. We find mouse droppings everywhere, including in the kitchen cabinets. Not only is this very unsanitary, it is a huge job to clean and disinfect everything. So, for all our safety, please respect this rule.

3. Fitness Room

- In a joint endeavour between management and the DCHA, the Fitness center has been updated.
- Two of the treadmills have been replaced with a higher quality treadmill, and a weight bench and dumbbells have been added.
- The broken mirror has been replaced and the room thoroughly cleaned.

4. Construction/exit Gate

- The new exit gate and fence have been completed and will be painted white. This will be an emergency exit only

5. Evacuation siren

- This is 'in progress' and expected to be completed this spring. When complete, Maintenance and the DCHA will do another sound test.

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6. Other Improvements

- Maintenance has placed 2 more benches in new green space. A couple of boulders will be placed to close off the road at the edge of the greenspace.
- Back alley of 9 and 11 graded. The purpose was to provide a more gradual slope to enable better water run-off.
- Brinks Landscaping installed permanent lighting at the Recreation Centre (*a Donation*).

7. Update on OKIB

- Management has reached out to the OKIB to start negotiations on new Fire Protection Agreement.
- The lawsuit (and resulting injunction) between Parker Cove and the OKIB does not have impact Desert Cove at this time. This is a dispute within the OKIB (Parker Cove is managed by an OKIB Band Member). The injunction is a temporary 'stay', which states that the OKIB cannot refuse to provide emergency services to Parker Cove while the lawsuit is in progress. The courts have not ruled on the primary issue which is payment for Fire Protection Services. The case is scheduled for trial in 2027.
- Management is fully aware of the situation.

8. Desert Cove Regulations

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

The process is:

- A verbal warning will be issued
- if not resolved, a written warning will be issued
- if not resolved, fine will be applied
- Staff abuse will not be tolerated. A fine will be applied immediately if this occurs
- In order for Administration and Maintenance to be able to follow-up and/or take action, if a resident sees an infraction, that resident needs to contact Maintenance or the office and provide specifics and/or proof.
- Maintenance will also be on the look-out for infractions.