

Desert Cove Homeowners Association

Management/Administration Update Report Annual General Meeting September 19th 2023

Appreciation

- **Thank you for the many improvements made over the last year or so for the residents of Desert Cove!!**
- A special thank you to Management, Administration and Maintenance for their willingness to:
 - Listen to questions and concerns and work with the DCHA for the benefit of Desert Cove Residents.
 - Communicate to us on an ongoing basis regarding improvements and situations which may impact Residents.

1. Security and Gates

- Main gates are operational. The toggle switch has been removed.
 - *Note: if the key pad is too dark to see, pressing the # (pound) key will light the keys*
 - *If you are caught without your code, your recreation center key opens the emergency entrance door beside the gate.*
 - Changing the gate codes are not being considered at this time, but may be looked at in the future.

2. Recreation Centre Air Conditioning

- Air Conditioning has been installed! It has now been turned off until spring.
 - As you may have noticed, there is a lock on the temperature gauge. If you have a question or concern, about the air, please contact Administration, do not tamper with it.
 - A custom grate/cover has been ordered.
- The DCHA has purchased a portable air conditioning unit for the pool room, which Ted kindly installed.

3. Swimming Pool

- New liner has been installed and dressing rooms painted.
 - Liner is leaking from under the stairs (not damaged) and will be replaced in the fall when the pool is quieter. It will be closed for about a week.
 - The holes in the pool deck have been repaired, however there are some areas that still have loose stones. While the liner is being replaced, these areas will be cleaned and sealed.
- Some of the hooks in the ladies change room will be lowered.
- Entrance light in pool area replaced
- Dirt rim around the pool has been cleaned and will be maintained

4. Recreation Centre Maintenance

- Carpets and chairs have been cleaned; however, it looks like the carpet will require another cleaning.
- Burnt out florescent ceiling lights been replaced.
- Fitness room equipment is up-to-date
- Damaged Tables – Management has purchased 6 (6ft) black foldable tables. Now in the storage room. These will be ideal for outdoor activities.
- Window replacement – This is still “on the list” to be done. Ted continues to monitor the windows for leakage and seals as needed.

5. RV Parking Lot

- Solar, motion sensor lights have been installed in the lower RV lot.
- Clean up of Boat/Trailer parking is in progress, which should provide adequate space.

Desert Cove Homeowners Association

6. Evacuation siren install at hall

- Management agreed to install the sirens.

7. Update from OKIB

- Letter and financial report were received from the OKIB in January. Not optimistic that we will receive another one in the near future.
- Have not been able to find out any information on the plan for a new firehall.
- Fire Protection Fees included in property taxes –The previous OKIB Board and Management agree they want this to happen. A change in OKIB leadership is slowing the process. A survey of the Desert Cove residents will be required to obtain their permission. Contract expires September 30, 2024.

8. Goggle maps update

- Administration continues to follow up with Google Maps.

9. Other Improvements

- Potholes have been filled
- Parking lines painted at Recreation Centre
- New flag was purchased
- Head of the lake road fence repaired
- All street lights are working. If you see any out, please notify Administration
- Common areas are being maintained
- Steps/walkway replaced
- Although the generator which maintains water pressure when there is a power failure, is working and being maintained, the switch (which senses the outage) is not. Solenoid is required. Ted has TC electronics working on it. In the meantime, Ted will turn it on manually in the case of a power failure.
- Roof of gazebo is on the list to be repaired in the spring. A solid roof is not doable as the structure will not support it.

10. Other information to share with Residents

- **Our scheduled Garbage pick-up is Christmas Day this year, which means we will not have pick-up that week. They instead will be coming the following Monday and will make an exception for extra garbage.**
- Branch pick-up will continue for the time being but it's future is yet to be determined. There will be branch pick-up in the fall.
- The compost pile for grass, leaves etc., will continue to be available, however compost pick-up and/or bins is not an option at this time.
- The new greenspace will be professionally landscaped.
 - We have spoken to management about the possibility of something built into the design that could be used as a resting/social/meeting place (i.e., perhaps benches?)
 - The DCHA will be given the opportunity to speak to the landscaper about some ideas.
- On behalf of the DCHA, Cor Zandbergen reached out to a number of his contacts in regards to Fire Smart for Desert Cove. Unfortunately, not without a lot of effort, he was still unable to connect anyone who would do this for us.
 - Our alternative was to partner with Mary and her newsletter to communicate some of the basics. We will also continue our conversations with management.
 - Early next spring, we will try again and at the very least, host a fire smart presentation at the recreation center which will be customized to Desert Cove.
 - DC Maintenance has been cleaning any dry brush in common areas and checking for and informing residents of the same.

Desert Cove Homeowners Association

11. Desert Cove Regulations (consequences for violations)

- We discussed with management some of the key concerns from residents in regards to DC regulations. To summarize these concerns, we felt they basically fall into two categories: Safety and the appearance of our community.
- Without discussing specifics, there has been action taken in some of these areas. However, our message is:
 - If you have a concern with a regulation that is not being followed, and it has a direct impact on you, then speak to the individual about it. Maybe it will change.
 - If the violation is of an extreme nature and/or continues to occur, then speak to the office.
 - In order for the office to be able to follow-up and/or take action, you will need to provide specific and/or actual proof.