

Desert Cove Homeowners Association

Management/Administration Update Report General meeting, April 25th, 2023

1. Security and Gates

- Main gates are operational. New opening mechanisms and keypad have been installed.
 - *Note: if the key pad is too dark to see, pressing the # (pound) key will light the keys*
- All security cameras are in working order.
- Management indicated after construction is complete, the gate will remain open in the morning and close at night. They will monitor traffic to review the need to maintain the construction access as an “exit only” gate.

2. Recreation Centre Air Conditioning

- Air Conditioning is high on the priority list. Quotes have been received and the goal is to have it installed before summer.

3. Swimming Pool

- New liner has been installed.
- Dressing rooms and pool areas have been painted.
- Floor has been repaired.
 - Loose stone in some floor areas – Maintenance will apply sealer to those areas.
- Pool and hot tub temperature – Issue with Boiler seems to be fixed.
- Hot tub – Repairs have been made. Actual replacement of the hot tub would require removing part of the wall and is not being considered at this time.

4. Recreation Centre Maintenance

- Carpets and chairs have been cleaned.
- Fitness room – Old equipment has been removed and a stationary bike has been purchased. The present equipment of 2 treadmills, 1 bike, 1 stand up elliptical, and a universal weight system will be maintained. No further purchases will be made.
- Window replacement – This is still “on the list” to be done. New quotes will be requested.
- Damaged Tables – Management will look into the cost of replacing these.
- Recreation Center Expansion – There are no plans to expand the centre.
 - *Note: The original plan for Desert Cove was 600 homes and the Recreation Centre was built to accommodate that number.*

5. RV Parking Lot

- Solar, motion sensor lights have been installed in the lower RV lot. No additional improvements are planned.
- Clean up of Boat/Trailer parking is scheduled, which should provide additional space.

6. Evacuation siren install at hall

- Management agreed and will obtain quotes.

7. Update from OKIB

- Letter and financial report were received from the OKIB in January. Another report is due in late July/august.

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- Fire Protection Fees included in property taxes – The OKIB and Management agree they want this to happen. Management has been in contact with the RDNO to move this forward. The process may take a year or more. A survey of the Desert Cove residents will be required to obtain their permission.

8. Goggle maps update

- Administration will follow up with Google Maps.

9. Other information to share with Residents

- Head of the Lake Road fence repaired.
- All street lights are working. They will be replaced with LED as they burn out.
- Speed signs have been installed in Construction area.
- New flag purchased.
- Spring cleaning is now being done.
- After the next burn, the burn pile will be converted into a green space. No dumping will be allowed.
 - Branch pick-up will continue for the time being but it's future is yet to be determined.
- Compost pile will remain.
 - *Reminder: no branches in the compost pile.*

10. Appreciation

- 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.