

September 28, 2018

Dear Marriott's Desert Springs Villas Owner:

The attached minutes are being distributed to Owners as outlined in the Desert Springs Villas Timeshare Association Declaration Article IV Management, Section 4.2 (o).

Please also consider opting-in to receive mailings required by the Association's governing documents or applicable law via electronic transmission through an email address. Examples of required mailings may include: notices of meetings, financial statements, budgets and amendments to the governing documents.

In order to receive these items by electronic transmission, Owners must first explicitly provide consent (or "opt-in"). Consent to receive required mailings by electronic transmission is effective unless it is revoked at a later time.

To opt-in, log into your Owner account on <https://owners.marriottvacationclub.com>. Click on "Account". Click on "Profile". Click on "Register for Online Document Notification". Click on "Edit Settings".

For questions, please contact me by phone at 760-779-1201 or by email at [MVCownerboard.desertspringsvillas@VacationClub.com](mailto:MVCownerboard.desertspringsvillas@VacationClub.com).

Sincerely,

*Bill Gunderson*

General Manager

Marriott's Desert Springs Villas

**Desert Springs Villas Master Association  
Desert Springs Villas Timeshare Association  
Desert Springs Villas II Timeshare Association**

**Board of Directors Special Meeting**

**August 29, 2018**

A special meeting of Desert Springs Villas Master Association, Desert Springs Villas Timeshare Association and Desert Springs Villas II Timeshare Association was held via conference call on August 29, 2018, hosted from Marriott's Desert Springs Villas, 1091 Pinehurst Lane, Palm Desert, California 92260.

**Present from the Boards of Directors were:** Shelley Chamberlain, President, Desert Springs Villas Timeshare Association; Tom Cook, Vice-President, Desert Springs Villas Timeshare Association; Tom Corridan, Vice-President, Desert Springs Villas II Timeshare Association; Ron Horwitz, Director, Desert Springs Villas II Timeshare Association; Sharon August Jones, Secretary/Treasurer, Desert Springs Villas II Timeshare Association; Joe Lawrence, Secretary/Treasurer, Desert Springs Villas Timeshare Association; Ben Steinberg, President, Desert Springs Villas II Timeshare Association and Sverre Thomassen, Jr., Director, Desert Springs Villas II Timeshare Association

**Absent from the Boards of Directors were:** Bob Gallagher, Director, Desert Springs Villas Timeshare Association and Jim Masterson, Director, Desert Springs Villas Timeshare Association

**Present from Marriott Vacation Club® International, representing the Management Company, were:** Suzette Ellebracht, Project Manager; Matthew Gardell, Director of Finance; Bill Gunderson, General Manager; Glenn Knorr, Director of Engineering; Tanner Newton, Director of Operations and Mary Ann Chavez, Executive Assistant

**CALL TO ORDER**

The meeting was called to order at 1:30 p.m., Pacific time, by Ron Horwitz, President, Desert Springs Villas Master Association.

Overview of Senate Bill Section 4900, est. seq. (Open Meeting Act) of California Civil Code  
Mr. Horwitz reviewed Section 4900 of Davis-Stirling, Open Meeting Act.

Approval to run meetings concurrently

Ron Horwitz, President, called the Special Meeting of Desert Springs Villas Master Association to order.

**A motion was made by Ron Horwitz, Desert Springs Villas II Timeshare Association, to hold the Special Meeting of Desert Springs Villas Master Association concurrent with Desert Springs Villas Timeshare Association and Desert Springs Villas II Timeshare Association. The motion was seconded by Sharon August Jones, Desert Springs Villas II Timeshare Association, and unanimously carried.**

Shelley Chamberlain, President, called the Special Meeting of Desert Springs Villas Timeshare Association to order.

**A motion was made by Shelley Chamberlain, Desert Springs Villas Timeshare Association, to hold the Special Meeting of Desert Springs Villas Timeshare Association concurrent with Desert Springs Villas Master Association and Desert Springs Villas II Timeshare Association. The motion was seconded by Tom Cook, Desert Springs Villas Timeshare Association, and unanimously carried.**

Ben Steinberg, President, called the Special Meeting of Desert Springs Villas II Timeshare Association to order.

**A motion was made by Ben Steinberg, Desert Springs Villas II Timeshare Association, to hold the Special Meeting of Desert Springs Villas II Timeshare Association concurrent with Desert Springs Villas Master Association and Desert Springs Villas Timeshare Association. The motion was seconded by Tom Corridan, Desert Springs Villas II, and unanimously carried.**

#### **PERSON DESIGNATED BY BOARD**

**A motion was made by Ron Horwitz to confirm and ratify Bill Gunderson as the person designated by the Desert Springs Villas Master Association Board, Desert Springs Villas Timeshare Association Board and Desert Springs Villas II Timeshare Association Board, pursuant to Section 4090(b) of California Civil Code, to be present at the physical location of the Board Meeting identified in the Notice of Board Special Meeting. The motion was seconded by Ben Steinberg and unanimously carried.**

#### **ESTABLISHMENT OF QUORUM**

With a majority of Board Members present from Desert Springs Villas Master Association, the quorum requirement was met.

With a majority of Board Members present from Desert Springs Villas Timeshare Association, the quorum requirement was met.

With all Board Members present from Desert Springs Villas II Timeshare Association, the quorum requirement was met.

#### **APPOINTMENT OF RECORDING SECRETARY**

Mr. Horwitz appointed Mary Ann Chavez to serve as Recording Secretary.

#### **PROOF OF NOTICE OF BOARD OF DIRECTORS SPECIAL MEETING**

Notice of the Board of Directors Special Meeting was emailed to all Board Members, for each association, on August 16, 2018, as required by each Association's Bylaws.

#### **APPROVAL OF AGENDA**

**A motion was made by Ron Horwitz to approve the Agenda as presented. The motion was seconded by Ben Steinberg and unanimously carried.**

#### **FIRE DEPARTMENT CONNECTION**

Glenn Knorr presented an update on corrosion and failure of the underground riser pipes to the Fire Department Connections (FDC). FDCs are located on the property of Desert Springs Villas Timeshare Association, Desert Springs Villas II Timeshare Association and Desert Springs Villas Master Association and need to be replaced as soon as possible.

Mr. Knorr recommended the Desert Springs Villas Master Association Board approve replacement of FDCs on Desert Springs Villas Master Association property at an approximate cost of \$10,000.

**A motion was made by Ben Steinberg to approve replacement of Fire Department Connections on Desert Springs Villas Master Association property at an approximate cost of \$10,000. The motion was seconded by Shelley Chamberlain and unanimously carried.**

Mr. Knorr recommended the Desert Springs Villas Timeshare Association Board approve replacement of FDCs on Desert Springs Villas Timeshare Association property at an approximate cost of \$45,000.

**A motion was made by Joe Lawrence to approve replacement of Fire Department Connections on Desert Springs Villas Master Association property at an approximate cost of \$45,000. The motion was seconded by Tom Cook and unanimously carried.**

Mr. Knorr recommended the Desert Springs Villas II Timeshare Association Board approve replacement of Fire Department Connections on Desert Springs Villas II Timeshare Association property at an approximate cost of \$95,000.

**A motion was made by Tom Corridan to approve replacement of Fire Department Connections on Desert Springs Villas II Timeshare Association property at an approximate cost of \$95,000. The motion was seconded by Sverre Thomassen, Jr., and unanimously carried.**

ADJOURNMENT

There being no further business to come before Desert Springs Villas Master Association Board of Directors, a motion was made by Ron Horwitz to adjourn the meeting at 1:50 p.m. The motion was seconded by Sharon August Jones and unanimously carried.

There being no further business to come before Desert Springs Villas Timeshare Association Board of Directors, a motion was made by Shelley Chamberlain to adjourn the meeting at 1:50 p.m. The motion was seconded by Tom Cook and unanimously carried.

There being no further business to come before Desert Springs Villas II Timeshare Association Board of Directors, a motion was made by Ben Steinberg to adjourn the meeting at 1:50 p.m. The motion was seconded by Tom Corridan and unanimously carried.

Submitted by:

Approved by:

\_\_\_\_\_  
Mary Ann Chavez    Date  
Recording Secretary

\_\_\_\_\_  
Ron Horwitz    Date  
President  
Desert Springs Villas Master Association

Approved by:

Approved by:

\_\_\_\_\_  
Shelly J. Chamberlain    Date  
President  
Desert Springs Villas Timeshare Association

\_\_\_\_\_  
Ben Steinberg    Date  
President  
Desert Springs Villas II Timeshare Association

**These minutes are subject to approval at the next Board of Directors Meeting**