

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting DECEMBER 16, 2010 2:00 PM

Board Member(s) Present:

- Richard Moore, President
- Carl Brooks, Vice President
- Russ Long, Treasurer
- Ray Shaffer, Director
- David Sari, Director
- Tom Headrick, Director

Also Present:

- Michael Walker, General Manager
- Kelly McGalliard, Operations Manager

Member(s) Absent:

- Nancy Aprile, Secretary

CALL TO ORDER

Richard Moore called the meeting to order at 2:04 PM in the PGA WEST Residential Association Customer Service Center Meeting Room.

MINUTES FOR PREVIOUS MEETINGS

Approve & Waive Reading of Minutes – Board of Directors' Meeting of 10/28/10 and Executive Session of 10/28/10 – Russ Long made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 10/28/10 and Executive Session of 10/28/10. Seconded by Ray Shaffer; passed unanimously.

OPEN FORUM

Three homeowners were present for Open Forum. Jim Cox, Roberta Minicheiello and James Paul. All were present to discuss the Lot Maintenance Rule, but would hold comments until discussed during the meeting.

FINANCIAL

- **Operating Fund Financial Statement as of 10/31/10** – Tom Headrick made a motion to accept the Operating Fund Financial Statement as presented. Seconded by Russ Long; passed unanimously.

- **Accounts Receivable Summary as of 11/15/10** – Tom Headrick made a motion to accept the Accounts Receivable Summary as presented. Seconded by Russ Long; passed unanimously.
- **Collection Status Report Summary as of 12/13/10** – Tom Headrick made a motion to accept the Collection Status Report Summary as presented. Seconded by Russ Long; passed unanimously.
- **Request for Board of Director’s Authorization to Record Delinquent Assessment Liens** – Carl Brooks made a motion to authorize recording delinquent assessment liens on the accounts listed below. Seconded by Tom Headrick; passed unanimously.
 - P100-00708-182-02
 - P100-00111-184-03
 - P100-00704-090-02
- **Reconstruction Fund Financial Statement as of 11/30/10** – Carl Brooks made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Ray Shaffer; passed unanimously.

OLD BUSINESS

Ratify Purchase of L.E.D. Lighting Ballot 11/16/10 – Tom Headrick made a motion to ratify the ballot of 11/16/10 to approve Mr. Marv Landon’s proposal to install L.E.D. Lighting at a total price of \$57,126.57. Seconded by Carl Brooks; passed unanimously.

Ratify Purchase of 2011 Ford Edge Ballot 11/22/10 – Carl Brooks made a motion to ratify the ballot of 11/22/10 to approve the purchase of a 2011 Ford Edge, to be utilized by the General Manager, at a total cost not to exceed \$29,226.68. Seconded by Russ Long; passed unanimously.

FTTP Premises Access License Agreement Verizon Update – Michael Walker gave an update on the Verizon Access License Agreement and stated that the agreement is still in progress. No action required; none taken.

Lot Maintenance Rule – Russ Long made a motion to adopt the Lot Maintenance Rule which requires vacant lot owners to either install grass seed or sod along with appropriate irrigation and maintenance or install a 30 inch high beige vertical fence, which is to extend across the street side front of the lot, with a minimum 10 foot setback that has landscape cloth and rock installed from the curb to the fence. All plant material, irrigation systems and/or the fence to be installed following the guidelines as set forth by the Architectural Committee and approved by the Board or a Committee designated by the Board, prior to installation. Russ Long, Tom Headrick, Carl Brooks and Richard Moore voted in favor of the motion; Ray Shaffer and Dave Sari voted in opposition of the motion.

NEW BUSINESS

Set Date for PGA WEST Annual Members Meeting - The Annual Meeting is scheduled for Saturday, March 12, 2011 at 8:00 AM.

Appoint Chairperson for PGA WEST Residential Association Nominating Committee – The Board of Directors appointed Richard Moore to serve as Nominating Committee Chair.

Appoint Inspectors of Election 2011 Annual Meeting – The Inspectors of Election for the 2011 Annual Meeting are Carol Nolte and Sally Herthel. A third inspector is still needed. Volunteers are to contact Kelly McGalliard.

Set Board of Director's Meeting Dates for 2011 –

- February 24, 2011
- March 12, 2011 (Annual Meeting)
- May 26, 2011
- July 28, 2011
- September 22, 2011
- October 20, 2011 (Budget Workshop)
- October 27, 2011
- December 15, 2011

CORRESPONDENCE

Letter 11/9/10 Dempsey Mork to PGA WEST Residential Association Re: Mailing List and Response to Dempsey Mork Re: Mailing List – The Board reviewed both Dempsey Mork's letter to PGA WEST Residential Association and the response letter to Dempsey Mork regarding the mailing list. No action required; none taken.

Letter 12/10/10 Alfred Raupah to PGA WEST Residential Association Re: Pool 3A – Management recommended that the Association comply with Mr. Alfred Raupah's request to increase the heat at Pool 3A from 82 to 85 degrees. The Board of Directors is in favor of the request. No action required; none taken.

The next Board of Directors meeting is scheduled to be conducted on Thursday, February 24, 2011 at 2:00 PM.

Dave Sari made a motion to adjourn the board meeting at 3:00 PM. Seconded by Tom Headrick; passed unanimously.

EXECUTIVE SESSION

An Executive Session to discuss litigation was conducted immediately following the Board of Director's Meeting.

Respectfully submitted,



Russ Long, Secretary
PGA WEST Residential Association, Inc. Board of Directors