



PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting
OCTOBER 27, 2011
2:00 PM

Board Member(s) Present:

- Richard Moore, President
- Carl Brooks, Vice President
- Russ Long, Treasurer, Secretary
- Ray Shaffer, Director
- Nancy Aprile, Director
- Tom Headrick, Director

Also Present:

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

Member(s) Absent:

- David Sari, Director

CALL TO ORDER

The Board of Directors' Meeting was called to order by Richard Moore at 2:10 PM in the PGA WEST Residential Association Customer Service Meeting Room.

MINUTES FOR PREVIOUS MEETINGS

Waive Reading of Minutes – Carl Brooks made a motion to waive the reading of the minutes from the Board of Directors' Meeting of 9/22/11. Seconded by Tom Headrick; passed unanimously.

Approve & Waive Reading of Minutes – Carl Brooks made a motion to approve and waive the reading of the minutes from the Executive Session of 9/22/11. Seconded by Tom Headrick; passed unanimously.

OPEN FORUM

Roberta Minichiello, custom home owner, was present for the open forum. She thanked the Board of Directors for taking action on the vacant lots and she stated the lots look much improved. However, Mrs. Minichiello has noticed that not all lot owners have complied with the lot regulations. Richard Moore informed Mrs. Minichiello that the Board of Directors is following the Association's enforcement policy, but that specific action being taken regarding other lot or home owners will not be disclosed. Richard Moore thanked Mrs. Minichiello for her comments.

FINANCIAL

- **Operating Fund Financial Statement as of 9/30/11** – 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 10/15/11** – 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 10/15/11** – Tom Headrick made a motion to accept the Collection Status Report Summary as presented. Seconded by Russ Long; passed unanimously.
- **Request for Board of Directors' Authorization to Record Delinquent Assessment Liens** – Nancy Aprile made a motion to authorize recording delinquent assessment liens on the accounts listed below. Seconded by Russ Long; passed unanimously.
 - P100-114-240-02
 - P100-215-218-03
 - P100-231-451-02
- **Reconstruction Fund Financial Statement as of 9/30/11** – Tom Headrick made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Nancy Aprile; passed unanimously.

OLD BUSINESS

PGA WEST Residential Association, Inc. Draft Combined Community Rules & Regulations – Russ Long made a motion to approve the draft of PGA WEST Residential Association, Inc. Combined Community Rules & Regulations including the Access Pass with non-substantive changes that Tom Headrick will submit. Seconded by Nancy Aprile; passed unanimously.

Ratify Ballot of October 20, 2011 Re: Tournament Lawsuit – Tom Headrick made a motion ratify the ballot of October 20, 2011 regarding the Tournament Lawsuit, which was unanimously approved via written ballot. Seconded by Nancy Aprile; passed unanimously.

NEW BUSINESS

Memo of September 29, 2011 Scott Easton Humana Challenge Re: Ave. 54 Gate – Carl Brooks made a motion to approve Scott Easton's request to use the gate off of Ave. 54 on Thursday, January 19th through Sunday, January 22nd during the Humana Challenge for 2012, providing that the Association does not incur any cost. An approval letter is to be sent to both Scott Easton and to the Master Association. Seconded by Tom Headrick; passed unanimously.

Proposal Brabo & Carlsen Re: 2011 Audit – Nancy Aprile made a motion to approve the proposal as submitted by Brabo & Carlsen for the 2011 Audit. Seconded by Russ Long; passed unanimously.

2012 Budget – Tom Headrick made a motion to approve the 2012 Budget as presented. Seconded by Nancy Aprile; passed unanimously.

Appoint Chairperson for 2012 Nominating Committee – The Board of Directors appointed Ray Shaffer to serve as the Nominating Committee Chair for the 2012 Board of Directors' election.

Resolution Re: Transfer Reconstruction Funds to Reserve Fund – Tom Headrick made a motion that the Board resolve to transfer Reconstruction funds to Reserve funds to perform foam roof installations and pool reserve work. Both were elements of the construction defect litigation with Sunrise and Landmark. Seconded by Nancy Aprile; passed unanimously.

Architectural Notification Re: Garage Door Variance – The Board of Directors reviewed the Architectural Notification submitted by the Architectural Committee regarding garage door variance. No action required, none taken.

CORRESPONDENCE

Letter October 10, 2011 Michael Walker to The Club at PGA WEST Michael Kelly – The Board of Directors reviewed the letter submitted by Michael Walker to Michael Kelly

referencing Club Rules in the PGA WEST Associations' Combined Rules & Regulations. No action required, none taken.

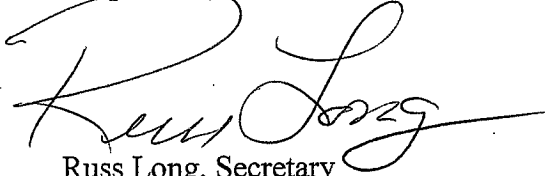
The next Board of Directors meeting is scheduled to be conducted on Thursday, December 15, 2011 at 2:00 PM.

Carl Brooks made a motion to adjourn the board meeting at 3:30 PM. Seconded by Nancy Aprile; passed unanimously.

EXECUTIVE SESSION

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Russ Long". The signature is written in black ink and is positioned above the typed name.

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