

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting

MAY 20, 2010

1:00 PM

Board Member(s) Present:

- Richard Moore, President
- Russ Long, Treasurer
- Nancy Aprile, Secretary
- Ray Shaffer, Director
- David Sari, Director

Also Present:

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

Member(s) Absent:

- Carl Brooks, Vice President
- Don Mann, Director

CALL TO ORDER

Richard Moore called the meeting to order at 1:00 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 3/13/10 and Executive Session of 3/13/10 – Russ Long made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 3/13/10 and Executive Session of 3/13/10. Seconded by Nancy Aprile; passed unanimously.

OPEN FORUM

One homeowner was present for Open Forum; Mrs. Roberta Minichiello was present to discuss vacant lots. Mrs. Minichiello requested that she reserve her comments until the vacant lots were discussed later in the meeting.

FINANCIAL

- **Operating Fund Financial Statement as of 4/30/10** – Nancy Aprile made a motion to accept the Operating Fund Financial Statement as presented. Seconded by Dave Sari; passed unanimously.
- **Accounts Receivable Summary as of 5/15/10** – Nancy Aprile made a motion to accept the Accounts Receivable Summary as presented. Seconded by Dave Sari; passed unanimously.
- **Collection Status Report Summary as of 5/15/10** – Nancy Aprile made a motion to accept the Collection Status Report Summary as presented. Seconded by Dave Sari; passed unanimously.
- **Coachella Valley Collection Report** – Nancy Aprile made a motion to accept the Coachella Valley Collection Report as presented. Seconded by Dave Sari; passed unanimously.
- **Request for Board of Director's Authorization to Record Delinquent Assessment Liens** – Ray Shaffer made a motion to authorize proceeding with recording delinquent assessment liens on the accounts listed below. Seconded by Nancy Aprile; passed unanimously.
 - P100-00111-184-02
 - P100-00218-221-03
 - P100-00902-011-01
 - P100-00224-333-02
 - P100-00941-006-03
 - P100-00302-011-02
 - P100-00111-193-03
 - P100-00126-435-03
 - P100-00231-451-02
- **Reconstruction Fund Financial Statement as of 4/30/10** – Ray Shaffer made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Nancy Aprile; passed unanimously.

OLD BUSINESS

Riverside County Regional Park and Open Space District – The Board agreed to not pay the fee to renew The Lake Cahuilla Jet Ski and Motor Boat Races Agreement.

FHTM Update – Richard Moore stated that PGA West Residential Association is no longer affiliated with Fortune High Tech Marketing.

Lot Owners' Proposal – Nancy Aprile made a motion for management to draft and send a letter to the vacant lot owners explaining it is still the Association's recommendation to install water meters, irrigation and grass. Seconded by Ray Shaffer; passed unanimously.

Letter 5/3/10 Homeowner Sultan re: Trash – Richard Moore stated trash is picked up six days a week. Monday trash is picked up by Burrtec and Tuesday thru Saturday trash is picked up by the Association. The Association's Trash Guidelines are: Everything *must* be in a trash bag that is securely fastened at the top. The Association will not pick up garbage that is in a garbage can or in an empty box. If garbage cans or boxes are left at the curb, the Association's employee will place the can or box in the courtyard. If the courtyard is locked the can or box will be placed by the courtyard door. A card will be left at the unit explaining the Association's Trash Guidelines.

Per Kelly McGalliard, the Trash Guidelines information will be sent to every homeowner. Homeowners will be responsible for notifying their renters of the guidelines. If homeowners or renters fail to follow the guidelines, fines may be imposed.

NEW BUSINESS

Don Mann's Resignation Letter – The Board accepted Don Mann's letter of resignation. Richard Moore expressed his thanks to Don Mann for his service.

Appoint New Board Member – Richard Moore made a motion to appoint Tom Headrick to serve as Director for the Board of Directors. Seconded by Dave Sari; passed unanimously.

RLS Proposal re: T-Mobile Cellular Base Station/Vincent Radzicki – The Board approved the concept of the T-Mobile Cellular Base Station to be located on the rooftop of the Residential Association building in leased space. The Board will revisit this matter when more information has been obtained. No action required at this time; none taken.

SCT Reserve Study Proposal – Nancy Aprile made a motion to approve the proposal for the Level II Reserve Study submitted by SCT Reserve Consultants at a cost of \$5000. Seconded by Ray Shaffer; passed unanimously.

FHA PRO/Peters & Freedman Proposal – Nancy Aprile made a motion to approve the proposal submitted by Peters & Freedman and FHA PRO regarding the new FHA regulations. Seconded by Dave Sari; passed unanimously.

CAI CLAC Request for Pledge – The Board denied the request from Community Association Institute to contribute a dollar per door to CLAC.

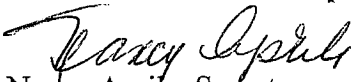
The next Board of Directors meeting is scheduled to be conducted on Thursday, July 15, 2010 at 2:00 PM.

Nancy Aprile made a motion to adjourn the board meeting at 2:51 PM. Seconded by Dave Sari; passed unanimously.

EXECUTIVE SESSION

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Aprile".

Nancy Aprile, Secretary

PGA WEST Residential Association, Inc. Board of Directors