

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting March 13, 2010 8:20 AM

Board Member(s) Present:

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

Board Member(s) Absent:

- Don Mann, Director

Also Present:

- Michael Walker, General Manager
- Kelly McGalliard, Operations Manager
- David Peters, Esquire

CALL TO ORDER

Richard Moore called the meeting to order at 8:20 AM in the PGA WEST Residential Association Customer Service Center Landscape/Maintenance Warehouse. Mr. Moore explained that the Board Meeting is being conducted concurrently with the Annual Members Meeting already in session. The Inspectors of Election will be publically opening and counting the ballots. Upon completion of the ballot counting process, election results will be announced.

MINUTES FOR PREVIOUS MEETINGS

Approve & Waive Reading of Minutes – Board of Directors' Meeting of 12/17/2009, Executive Session of 12/17/2009, Special Board Meeting of 03/04/2010 and Executive Session of 03/04/2010 – Russ Long made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 12/17/2009, Executive Session of 12/17/2009, Special Board Meeting of 03/04/2010 and Executive Session of 03 04 2010. Seconded by David Sari; passed unanimously.

OPEN FORUM

No Owners were present for the open forum; therefore none was conducted.

FINANCIAL

- **Operating Fund Financial Statement as of 01/31/2010** – Dave Sari made a motion to accept the Operating Fund Financial Statement as presented. Seconded by Ray Shaffer; passed unanimously.
- **Accounts Receivable Summary as of 01/31/2010** – Dave Sari made a motion to accept the Accounts Receivable Summary as presented. Seconded by Ray Shaffer; passed unanimously.
- **Collection Status Report Summary as of 03/08/2010** –
- **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 Nancy Aprile; passed unanimously.
 - P100-00102-021-04
 - P100-00104-072-02
 - P100-00120-323-01
 - P100-00123-383-01
 - P100-00136-650-03
 - P100-00201-014-01
 - P100-00222-309-01
 - P100-00228-402-02
 - P100-00702-022-02
 - P100-00703-036-02
 - P100-00704-090-01
 - P100-00707-165-03
- **Small Claims Update** – Richard Moore stated there was a worksheet in the packet for the Board's review. Kelly McGalliard stated that to date we have been successful in getting judgments in favor of the Association, but it is difficult to collect. The Association is pursuing every effort to collect.
- **Reconstruction Fund Financial Statement as of 1/31/10** – Dave Sari made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Nancy Aprile; passed unanimously.

OLD BUSINESS

There was no old business to consider at this Board Meeting.

NEW BUSINESS

- The Inspectors of Election, Mrs. Roberta Minichiello, Mrs. Carol Nolte and Mrs. Sally Herthel presented the final ballot count; the three incumbents, Richard Moore, Russ Long and Dave Sari were reelected to serve a two year term for the PGA WEST Residential Association, Inc. Board of Directors.
- **2009 ANNUAL MEETING MINUTES:** - The 2009 Annual Meeting Minutes were approved by the membership.
- **IRS REVENUE RULING 70-604:** - The membership voted in favor of adopting IRS Revenue Ruling 70-604. Two Association members that returned their ballots without voting on this matter requested additional explanation of what this IRS Ruling means. Homeowners' Associations are typically non-profit organizations; therefore excess assessments (budget surplus) of PGA WEST Residential Association, over and above the amounts used for the operation of the Association within the tax year for which the budget was prepared, must either be applied to the following year's assessments or the excess funds are subject to income tax. Adoption by the membership of IRS Revenue Ruling 70-604, enables the Board of Directors to apply the excess revenue to offset the following year's budget (in essence refunding the surplus to the membership) and avoid taxable income.
- **Election of Officers** – Ray Shaffer made a motion to reappoint the officers to the same positions they held for 2009, which are Richard Moore, President, Carl Brooks, Vice President, Russ Long, Treasurer, Nancy Aprile, Secretary. Seconded by Dave Sari; passed unanimously.
- **Use of Pool 5 LB** – Mr. and Mrs. Carl Bongirno, homeowners of 54-195 Shoal Creek requested permission to host a Luau at Pool 5 LB for a 'Westerners' event. Kelly McGalliard informed the Board that our insurance agent Carol Fulton advised that the Bongirnos should name the Association as additionally insured on their homeowner's policy for the day of the luau and that no food or alcohol may be sold at the event. Mr. and Mrs. Bongirno have consented to these terms as well as have agreed to abide by the Association's Pool Rules and Hours of Operation. Ray Shaffer made a motion to approve the request to allow an evening Luau event to be hosted by a homeowner at Pool 5 LB, providing that the appropriate insurance endorsements are provided and the Association's rules and regulations are adhered to. Seconded by Dave Sari; passed unanimously.

CORRESPONDENCE

- None

GENERAL MANAGER'S REPORT

Mike Walker presented the Manager's Report and entertained questions regarding same; none were elicited.

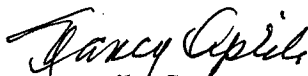
Nancy Aprile made a motion to adjourn the meeting at 10:57 AM

The next Board of Directors meeting is scheduled to be conducted on Thursday, May 20, 2010 at 1:00 PM.

EXECUTIVE SESSION

An Executive Session to discuss litigation was conducted immediately following the Board of Directors' Meeting with the Board of Directors, the General Manager and Operations Manager.

Respectfully submitted,



Nancy Aprile, Secretary
PGA WEST Residential Association, Inc. Board of Directors