

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting FEBRUARY 19, 2009 2:00 PM

Board Member(s) Present:

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

Also Present:

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

CALL TO ORDER

Richard Moore called the meeting to order at 2:00 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 12/18/08, Executive Session of 12/18/08, Executive Session of 2/12/09, Special Board of Directors' Meeting of 2/12/09 and Second Executive Session of 2/12/09 – Carl Brooks made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 12/18/09, Executive Session of 12/18/08, Executive Session of 2/12/09, Special Board of Directors' Meeting of 2/12/09 and Second Executive Session of 2/12/09. Seconded by Nancy Aprile; passed unanimously.

OPEN FORUM

Don Mann of 55-506 Pinehurst, asked how many homes that are for sale are delinquent.

Richard Moore replied by stating there are about 40 homeowners that are in some stage of collections with the Association's attorney.

Don Mann then asked what percentage does the association have pay the law firm when the money is collected from delinquent homeowners.

Kelly McGalliard stated the association does not pay. The attorney's fee is collected from the homeowner by the law firm.

FINANCIAL

- **Operating Fund Financial Statement as of 12/31/08** – Carl Brooks made a motion to accept the Operating Fund Financial Statement as presented. Seconded by Nancy Aprile; passed unanimously.
- **Accounts Receivable Summary as of 1/31/08** – Carl Brooks made a motion to accept the Accounts Receivable Summary as presented. Seconded by Nancy Aprile; passed unanimously.
- **Request for Board of Director's Authorization to Record Delinquent Assessment Liens** – Richard Sparks made a motion to authorize Peters & Freedman to proceed with recording delinquent assessment liens on the accounts listed below. Seconded by Nancy Aprile; passed unanimously.
 - P100-00302-016-02
 - P100-00401-017-02
 - P100-00120-323-01
 - P100-00120-327-03
- **December 31, 2008 Audit Report** – Nancy Aprile made a motion to adopt the December 31, 2008 Audit Report as presented. Seconded by Ray Shaffer; passed unanimously.
- **Reconstruction Fund Financial Statement as of December 31, 2008** – Carl Brooks made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by David Sari; passed unanimously.

OLD BUSINESS

PGA West Combined Rule and Parking Access Agreement – Carl Brooks made a motion to accept the PGA West Combined Rule and Parking Access Agreement with necessary changes made to #2, #4 and #7. Seconded by Russ Long; passed unanimously.

Appointment Inspectors of Election 3/14/09 – Roberta Minichiello, Carol Nolte and Jean Ostermeir – All Board members are in favor of appointing Roberta Minichiello, Carol Nolte and Jean Ostermeir as Inspectors of Election for the March 14, 2009 Annual Meeting.

NEW BUSINESS

Proposal for Upgrade to Security System PGA West Master Assoc. – Russ Long made a motion to accept the proposal from the Master Association to upgrade the security system at PGA West with the caveat that the Master Association is to provide up front funding for the new security system instead of assessing the members. A letter will be drafted to the Master Association regarding the upgraded security system and ‘Res I’s’ recommendation that funding for same either be borrowed from the Master’s reserve funds or borrowed from a bank, with the intent of repaying the loan with revenue from the vendors when the gate access system is installed. Seconded by Carl Brooks; passed unanimously.

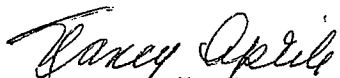
The next Board of Directors meeting is scheduled to be conducted on Saturday, March 14, 2009 at 8:00 AM.

Carl Brooks made a motion to adjourn the meeting at 3:20 PM. Seconded by Nancy Aprile; passed unanimously.

EXECUTIVE SESSION

An Executive Session to discuss litigation and contract(s) was conducted immediately following the Board of Directors’ Meeting with the Board of Directors and Operations Manager.

Respectfully submitted,


Nancy Aprile, Secretary

PGA WEST Residential Association, Inc. Board of Directors