

# PGA WEST RESIDENTIAL ASSOCIATION, INC.

## Board of Directors' Meeting

OCTOBER 29, 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
- Don Mann, Director

Also Present:

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

### CALL TO ORDER

Richard Moore called the meeting to order at 2:06 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 9/17/09 and Executive Session of 9/17/09 – Nancy Aprile made a motion to approve and waive the reading of the minutes from the Board of Directors' Board of Directors' Meeting of 9/17/09 and Executive Session of 9/17/09. Seconded by David Sari; passed unanimously.

### OPEN FORUM

Homeowner Roberta Minichiello, was present for Open Forum. She has owned her Custom Home on Lake SRS-2 since 1994. She stated that there are several empty lots on the lake that are a source of 'blow sand' and are aesthetically displeasing. Mrs. Minichiello expressed that other Associations such as The Hideaway or Traditions require lot owners to have their empty lots grassed. This accomplishes abating the dust and is attractive.

Michael Walker stated he would like to see the empty lots grassed also. Unfortunately our CC&Rs do not require that lot owners grass their empty lots; however the document does require that the lot be maintained. Each year the association contacts the lot owners to ask them to clean their lots or they

may opt to have the Association clean their lot at the owner's expense. Michael Walker stated that the issue with planting grass on the lots is water. The lots do not have water meters, which are expensive to install and the matter of maintenance may require that an in ground irrigation system be installed so that the mowers don't have to maneuver around an above ground system.

Richard Moore asked Michael Walker and Kelly McGalliard to discuss compelling lot owners to plant their lots with the Association's attorney, and to ascertain an approximate cost to plant a lot. Richard Moore thanked Roberta Minichiello for her suggestion.

## FINANCIAL

- **Operating Fund Financial Statement as of 9/30/09** – Nancy Aprile made a motion to accept the Operating Fund Financial Statement as presented. Seconded by Carl Brooks; passed unanimously.
- **Accounts Receivable Summary as of 10/16/09** – Nancy Aprile made a motion to accept the Accounts Receivable Summary as presented. Seconded by Carl Brooks; 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 David Sari; passed unanimously.
  - P100-00703-042-02
  - P100-00103-045-02
  - P100-00941-006-03
  - P100-00128-466-03
  - P100-00702-022-02
  - P100-00215-216-02
  - P100-00126-435-02
  - P100-00222-309-01
  - P100-00708-175-03
  - P100-00231-451-02
  - P100-00218-221-03
  - P100-00703-036-02
  - P100-00302-011-02
  - P100-00104-072-02
  - P100-00102-021-04
  - P100-00120-323-01
- **Reconstruction Fund Financial Statement as of 9/30/09** – Nancy April made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Don Mann; passed unanimously.

## OLD BUSINESS

**Proposal Time Warner Cable Bulk Television** – Ray Shaffer made a motion to accept Plan 2 with a five year contract, as proposed by Time Warner Cable. Seconded by Don Mann; passed unanimously.

## NEW BUSINESS

**2010 Budget** – Nancy Aprile made a motion to ratify the proposed 2010 budget. Seconded by Ray Shaffer; passed unanimously.

**Appoint Chair Nominating Committee for 2010 Annual Election** – The Board of Directors appointed Nancy Aprile to serve as Nominating Committee Chair.

**Set Date 2010 Annual Members Meeting and Election** – The Annual Meeting is scheduled for Saturday, March 13, 2010 at 8:00 AM.

**Set Date for 2010 Board of Directors' Meetings –**

- January 21, 2010
- March 13, 2010 (Annual Meeting)
- May 20, 2010
- July 15, 2010
- September 16, 2010
- October 14, 2010 (Budget Workshop)
- October 28, 2010
- December 16, 2010


The next Board of Directors meeting is scheduled to be conducted on Thursday, December 17, 2009 at 2:00 PM.

David Sari made a motion to adjourn the board meeting at 3:32 PM. Seconded by Don Mann; passed unanimously.

## 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