

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting MAY 21, 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 2:00 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 2/19/09, Board of Directors' Meeting of 3/14/09, Executive Session of 2/12/09 at 1:30 pm, Executive Session of 2/12/09 at 3:25 pm, Executive Session of 2/19/09, Executive Session 3/14/09, and Special Board of Directors' Meeting of 2/12/09 – Russ Long made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 2/19/09, Board of Directors' Meeting of 3/14/09, Executive Session of 2/12/09 at 1:30 pm, Executive Session of 2/12/09 at 3:25 pm, Executive Session of 2/19/09, Executive Session 3/14/09, and Special Board of Directors' Meeting of 2/12/09. Seconded by David Sari; passed unanimously.

OPEN FORUM

No homeowners or residents present for Open Forum.

FINANCIAL

- **Operating Fund Financial Statement as of 4/30/09** – Dave Sari made a motion to accept the Operating Fund Financial Statement as presented. Seconded by Russ Long; passed unanimously.
- **Accounts Receivable Summary as of 5/15/09** – Dave Sari made a motion to accept the Accounts Receivable Summary as presented. Seconded by Russ Long; passed unanimously.
- **Request for Board of Director's Authorization to Record Delinquent Assessment Liens** – Carl Brooks made a motion to authorize Peters & Freedman to proceed with recording delinquent assessment liens on the accounts listed below. Seconded by Russ Long; passed unanimously.
 - P100-00219-267-04
 - P100-00103-045-02
 - P100-00111-191-03
 - P100-00108-134-03
 - P100-00229-420-01
 - P100-00102-035-01
- **Reconstruction Fund Financial Statement as of 4/30/09** – Nancy April made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Don Mann; passed unanimously.

OLD BUSINESS

Ratify Ballot of March 23, 2009 Regarding Lake SRP2 Repair – Russ Long made a motion to ratify the ballot, which awarded Pacific Aquascapes the repair of Lake SRP 2 in the amount of \$46,000. Seconded by Nancy Aprile; passed unanimously.

Lake SRP 2 Update – Richard Moore stated that the SRP2 lake repair is substantially completed. The water efficient landscape around the lake and in the area of Pool 7G will be completed by the end of the week. Pool and spa 7G will be in operation on Friday, May 22. The fence that was taken down to accommodate access for the lake repair equipment still requires some repairs. Not all bills are in yet, so the final cost has not been determined. The assessment will be calculated after all invoices have been received.

Mike Walker stated that an additional cost above the original lake repair estimate was incurred because the floor of the pond that is south of Pool 7G had to be reconstructed due to damage caused by a fissure that lies beneath the pond. The liner that was on top of geotechnical fabric over the area where there is evidence of a crack had to be replaced.

NEW BUSINESS

Election of Officers – Carl Brooks made a motion that the officer and committee membership positions remain the same for 2009; there being no further nominations, nominations were closed. Seconded by Richard Moore; passed unanimously.

Residence 55-269 Riviera Discussion Regarding Listing – Nancy Aprile made a motion to authorize management to proceed with selecting finishes such as flooring and paint for 55-269 Riviera. Upon completion of restoration to 55-269 Riviera, the unit shall be put on the real estate market with California Lifestyle Realty listed as the broker of record. Seconded by Carl Brooks; passed unanimously.

2009 Reserve Painting Schedule Summary – Russ Long made a motion to award MC Builders the painting contract to paint 71 Greens units and 28 Classics for the summer of 2009. The contract is not to exceed \$167,000. Seconded by Nancy Aprile; passed unanimously.

In-House Painting Feasibility Study – Russ Long made a motion for the Association to proceed with setting up in-house painting in an effort to reduce costs. In-house painting is expected to commence in the fall of 2009. Seconded by Nancy Aprile; passed unanimously.

Proposal Level III Reserve Study 2010 SCT Reserve Consultants – Nancy April made a motion to approve the proposal for the Level III Reserve Study submitted by SCT Reserve Consultants at a cost of \$2,500. Seconded by Don Mann; passed unanimously.

Golf Cart Maintenance/Vendor Request – Carl Brooks stated that Electric Car will no longer be maintaining golf carts for the Club at PGA West. Dave Henry would like to continue providing golf cart maintenance to PGA West residents; however he does not have a location within PGA WEST from which to operate his own business. Dave Henry would be working out of a small Toy Hauler trailer that would be parked on PGA WEST property at the individual residence where he was working. Carl Brooks recommended that Dave Henry be permitted to park his trailer in the parking lot of the PGA West Residential Association office as opposed to parking at various service locations on PGA WEST streets. Dick Moore suggested that the matter be tabled until additional details about Dave Henry's proposed business activity and liability for same upon the Association be evaluated.

Time Warner Cable Proposal – Ray Shaffer made a motion to authorize management to attempt to negotiate a three year contract with Time Warner to contract for cable service as outlined in Plan 2 of the proposal submitted by Time Warner Cable. Seconded by Don Mann; passed unanimously.

I.I.D. Energy Audit Recommendation – The Board of Directors authorized management to ascertain what the actual cost to implement IID's recommendations would be and where the Association can get the funding for each project. Based upon IID's energy audit recommendation, the Board set the priority list of items to consider as follows: install VFDs on all pool pump motors, second, install VFD for lake pump motors, third, install LED pool lighting, and fourth, explore high bay lighting.

The next Board of Directors meeting is scheduled to be conducted on Thursday, July 16, 2009 at 2:00 PM.

Russ Long made a motion to adjourn the board meeting at 3:15 PM. Seconded by Nancy Aprile; 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, Operations Manager and legal counsel, Simon Freedman, who participated via telephone.

Respectfully submitted,



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