

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting OCTOBER 28, 2010 2:00 PM

Board Member(s) Present:

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

Also Present:

- Michael Walker, General Manager

Member(s) Absent:

- Ray Shaffer, Director
- 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 9/16/10 and Executive Session of 9/16/10 – Tom Headrick made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 9/16/10 and Executive Session of 9/16/10. Seconded by Russ Long; passed unanimously.

OPEN FORUM

Seven homeowners were present for Open Forum. Ronnie Maravich, Mike Oppenheim, James Paul, Roberta Minichiello, Byron Swanson, and Mr. and Mrs. Cox.

Ronnie Maravich stated that she was present to discuss trash, but would hold her comments until trash was discussed during the meeting.

FINANCIAL

- **Operating Fund Financial Statement as of 9/30/10** – 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 10/15/10** – 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 10/21/10** – Nancy Aprile made a motion to accept the Collection Status Report Summary as presented. Seconded by Dave Sari; passed unanimously.
- **Request for Board of Director’s Authorization to Record Delinquent Assessment Liens** – Nancy Aprile made a motion to authorize recording delinquent assessment liens on the accounts listed below. Seconded by Carl Brooks; passed unanimously.
 - P100-00226-370-03
 - P100-00302-011-02
- **Reconstruction Fund Financial Statement as of 9/30/10** – Russ Long made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Nancy Aprile; passed unanimously.

OLD BUSINESS

Ratify Settlement Authority Ballot 10/15/10 – Carl Brooks made a motion to ratify the ballot of 10/15/10 granting Mr. Richard Moore, BOD President the ability to authorize PGA WEST Residential Association’s insurers to obtain a global settlement with Wyatt/Mork with the condition that all settlement funds shall be paid by the insurer(s). Seconded by Tom Headrick; passed unanimously.

Memo Peters & Freedman re: Verizon Access License Agreement – Richard Moore gave an update on the Verizon Access License Agreement and stated that Peters & Freedman reviewed the agreement. The comments and suggestions from Peters & Freedman are to be incorporated into the Verizon agreement.

Proposal re: LED Lighting and Test Installation – Carl Brooks made a motion to table the LED lighting and installation proposal as submitted in the amount of \$57,126.72, contingent upon obtaining and considering two additional bids. Seconded by Tom Headrick; passed unanimously.

Update re: Vacant Lot Rule – Nancy Aprile made a motion to propose a rule which requires vacant lot owners to install a 42 inch high vertical fence, which is to extend across the street side front of the lot, beige in color, with a 10 foot setback. The fence is to be installed following the guidelines as set forth by the Architectural Committee. The lots are to be soil cemented and have regular weed abatement. Seconded by Russ Long; passed unanimously.

Revised Trash Collection Rule – Carl Brooks made a motion to adopt the revised trash collection rule, effective 11/1/10. Seconded by Nancy Aprile; passed unanimously.

Update T-Mobile Cell Tower – Carl Brooks made a motion to discontinue discussions with T-Mobile regarding the installation of a cell tower on the Association property. Seconded by Nancy Aprile; passed unanimously.

NEW BUSINESS

Command One Security Bid re: Security Camera Upgrades – Tom Headrick made a motion to approve the proposal as submitted by Command One Security for security camera upgrades in the amount of \$1,750.00. Seconded by Nancy Aprile; passed unanimously.

Eco Signs Proposal for Replacement of Street, Stop and Speed Signs – Nancy Aprile made a motion to approve the proposal as submitted by Eco Signs to replace street, stop and speed signs in the amount of \$51,614.53. Seconded by Tom Headrick; passed unanimously.

2011 Operating Budget – Russ Long made a motion to approve the 2011 Operating Budget as presented. Seconded by Nancy Aprile; passed unanimously.

Appoint Board of Director’s Secretary – Nancy Aprile made a motion to appoint Russ Long to serve as Secretary for the Board of Directors. Seconded by Tom Headrick; passed unanimously.

Manager Disclosure Notification Michael Walker and Kelly McGalliard – The Board of Directors reviewed the Manager Disclosure Notifications as submitted by Michael Walker and Kelly McGalliard.

Approve Chris Morlot as Signer for Office Account – Tom Headrick made a motion to approve Chris Morlot, the Association’s Accounting Manager, as a signer for the petty cash account. Seconded by Carl Brooks; passed unanimously.

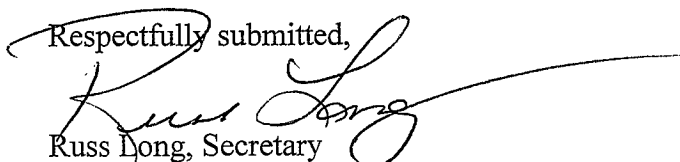
Peters & Freedman Litigation Disclosure Letter of 10/25/10 – Tom Headrick made a motion to disseminate the Peters & Freedman Litigation Disclosure Letter of 10/25/10 upon request by owners. Seconded by Russ Long; passed unanimously.

The next Board of Directors meeting is scheduled to be conducted on Thursday, December 16, 2010 at 2:00 PM.

Dave Sari made a motion to adjourn the board meeting at 4:00 PM. Seconded by Tom Headrick; passed unanimously.

EXECUTIVE SESSION

An Executive Session to discuss litigation was conducted immediately following the Board of Director’s Meeting.

Respectfully submitted,

Russ Long, Secretary
PGA WEST Residential Association, Inc. Board of Directors