

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Special Board of Directors' Meeting MARCH 4, 2010 2:00 PM

Board Member(s) Present:

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

Board Member(s) Absent:

- Nancy Aprile, Secretary
- Don Mann, Director

Also Present:

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

Richard Moore called the meeting to order at 2:00 PM in the PGA WEST Residential Association Customer Service Center Meeting Room. The purpose of the meeting was to give an update on the Master Association Assessment Collection, Vacant Lot Update, Approve the Audit of 12/31/2009, discuss Garbage Collection and approve an In-House Business Request. Two homeowners were present for the meeting; Anthony Sultan from 54-526 Tanglewood and Mike Oppenheim from 55-237 Tanglewood.

Richard Moore gave an update on the Master Association Assessment Collection by stating that the Board voted in favor of withholding from the Master Association payment the dues that the Residential Association does not collect from delinquent homeowners. The Master Association is still requesting that the Residential Association pay the full amount. Richard Moore stated he met with the Fairways Association regarding the options for payment to the Master Association and asked Fairways to agree with the option to bill and collect. Fairways Association has not yet made a decision as they are waiting to hear from their legal counsel. Richard Moore stated he also contacted the President from Residential Association II and asked that they consider the same option. Residential II has not yet made a decision. Richard Moore suggested giving the other Associations the opportunity to make their decision and inform the Master Association that additional time is needed to allow all the residential Association to review the payment options section of the Master Association CC&Rs and determine if they too wish to request that the Master Association elect to implement the Section 8.7 (ii), which would enable the Residential Associations to remit only those assessments that are collected to the Master Association.

Richard Moore then gave an update on the vacant lots. He stated at the last Board of Director's Meeting it was voted to have the lot owners grass and irrigate their lot(s). A majority of the lot owners contacted the Association and asked to meet to discuss the situation. Richard Moore, Nancy Aprile and Carl Brooks met with

three of the owners in person and four owners via teleconference. The lot owners objected to grassing and irrigating their lots due to the initial setup cost of \$12,000 to \$18,000. The lot owners requested more time to put together an alternate plan to solve the dust, soil erosion and weeds issue. The Association agreed to allow the lot owners 90 days to meet and come up with an acceptable alternate plan. Within those 90 days the Association will weed the lots of those owners who authorize the work to be done. The cost for the weeds to be removed from the lots is not to exceed \$100 per lot.

Richard Moore stated he received a letter from a homeowner regarding trash collection. Currently, Burrtec collects garbage every Monday, which is paid for through each homeowner's property tax bill. The Association picks up garbage twice a day, Tuesday through Saturday. The letter Richard Moore received was concerning homeowners trash in the community as a result of our trash pickup schedule. If the trash is not set out before the last pick up during the day it can lead to an unsightly mess.

Mr. Anthony Sultan stated there is garbage on the streets 24 hours a day, seven days a week. Large crows and dogs tear into the garbage bags and strew the contents. Mr. Sultan asked if there was another option to the current trash situation, so that he can live on a cleaner street. He strongly objects to the consistent presence of trash and dog droppings on the streets.

Richard Moore stated that the Board is open to any and all reasonable suggestions. Mr. Moore stated there was a notice sent out to all homeowners stating garbage needed to be set out between 7:00 AM and 1:00, in order to be picked up that day. Richard Moore informed Mr. Sultan that the Board of Directors will explore various options. Mr. Sultan encouraged the Board to issue stern letters to violators who put trash out before or after the stated times.

Richard Moore called for a motion to approve the 12/31/2009 Audit. Russ Long made a motion to approve the 12/31/2009 Audit as prepared by the Association's CPA, Wayne Carlson. Seconded by Ray Shaffer; passed unanimously.

Richard Moore called for a motion to approve an in-house business request to operate a home staging business. Carl Brooks made a motion to approve the request from the resident of 54-873 Firestone, to operate a business from her residence, with the stipulation that the business activity must be limited to the provisions as stated in the approval letter. Seconded by Russ Long; passed unanimously.

Russ Long made a motion to adjourn the meeting at 2:50 PM. Seconded by Ray Shaffer; passed unanimously.

Respectfully submitted,

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