

# **PGA WEST RESIDENTIAL ASSOCIATION, INC.**

## **Board of Directors' Meeting**

**JULY 15, 2010**

**2:00 PM**

### **Board Member(s) Present:**

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

### **Also Present:**

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

### **Member(s) Absent:**

- Carl Brooks, Vice President
- Tom Headrick, Director

### **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 5/20/10 and Executive Session of 5/20/10 – Nancy Aprile made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 5/20/10 and Executive Session of 5/20/10. Seconded by Ray Shaffer; passed unanimously.

### **OPEN FORUM**

One homeowner, Mr. Mike Oppenheim was present for Open Forum.

## FINANCIAL

- **Operating Fund Financial Statement as of 5/31/10** – Nancy Aprile made a motion to accept the Operating Fund Financial Statement as presented. Seconded by David Sari; passed unanimously.
- **Accounts Receivable Summary as of 6/15/10** – Nancy Aprile made a motion to accept the Accounts Receivable Summary as presented. Seconded by David Sari; passed unanimously.
- **Collection Status Report Summary as of 6/15/10** – Nancy Aprile made a motion to accept the Collection Status Report Summary as presented. Seconded by David Sari; passed unanimously.
- **Request for Board of Director’s Authorization to Record Delinquent Assessment Liens** – Russ Long made a motion to authorize recording delinquent assessment liens on the accounts listed below. Seconded by Nancy Aprile; passed unanimously.
  - P100-00104-072-03
  - P100-00136-650-03
  - P100-00228-402-02
  - P100-00401-017-02
  - P100-00403-004-01
  - P100-00704-073-01
  - P100-00941-006-03
  - P100-00708-175-04
  - P100-00205-050-01
- **Reconstruction Fund Financial Statement as of 5/31/10** – Nancy Aprile made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Russ Long; passed unanimously.

## OLD BUSINESS

**Vacant Lot Update** – Russ Long made a motion for management to draft and send a letter to the vacant lot owners again requesting that they install irrigation and grass or that they install a three rail fence in conjunction with soil and weed abatement. Seconded by Nancy Aprile; passed unanimously.

**Resolution to Temporarily Borrow Funds from Recon re: Century Crowell C/D Lawsuit** – Nancy Aprile made a motion that the Board resolve to temporarily borrow from the Reconstruction Account monies to fund the Tournament lawsuit expenses, with the stipulation that the money will be repaid within twelve months, in accordance with Civil Code §1365.5 (6) (2). Seconded by Ray Shaffer; passed unanimously.

**Ratify Ballot of 6/18/10 re: Century Crowell Lawsuit Expenses** – Nancy Aprile made a motion to ratify the ballot of 6/18/10 to fund Tournament lawsuit expenses in an amount not to exceed \$170,000 and shall be paid from the Reconstruction Fund, with the intention of paying the borrowed funds back to the Reconstruction Fund within one year of the date of the initial transfer. Second by Ray Shaffer; passed unanimously.

**Trash Collection Rules** – Nancy Aprile made a motion to send the Notice of Proposed Trash Collection Rule to PGA West Residential Association, Inc. residents. Residents may submit comments on the proposed rule prior to the next board meeting on September 16, 2010 for the Board of Directors review. The Proposed Trash Collection Rule will be revisited on September 16, 2010. Seconded by Russ Long; passed unanimously.

**Update T-Mobile Cell Site** – Kelly McGalliard stated that T-Mobile has a problem using the Association building's roof for the cell site; therefore, they are not interested in using the roof. However, T-Mobile would be interested in installing a faux palm tree tower somewhere in the Association yard. Kelly McGalliard will attempt to obtain more information from T-Mobile to present at the next Board of Directors Meeting.

### **NEW BUSINESS**

**Changes to Combined Rules & Regulations** – Richard Moore stated the Violations Committee will meet on Monday, July 19, 2010 to review and if necessary, revise the Combined Rules and Regulations. If anyone has any suggested changes or new rules that they would like for the Violations Committee to incorporate in the draft to be effective January 1, 2011, please have them to Kelly McGalliard on or before Monday, July 19, 2010 at 9:00 AM.

**Proposed Rule re: Actions as to Delinquent Owners** – The members of the Board authorized the Proposed Rule regarding Actions as to Delinquent Owners.

**Letter 6/22/10 P&F re: Delinquent Assessment Collection Policy** – Nancy Aprile made a motion to approve the distribution of the revised Delinquent Assessment Collection Policy to PGA West Residential Association, Inc. homeowners as soon as possible. Seconded by Ray Shaffer; passed unanimously.

**Proposed Revised Collection Policy re: Transponder** – Nancy Aprile made a motion to approve the revised Delinquent Assessment Collection Policy regarding Gate Transponder Deactivation. Seconded by Ray Shaffer; pass unanimously.

**In-House Business 55-113 Shoal Creek** – Nancy Aprile made a motion to approve the request of the resident of 55-113 Shoal Creek, to operate a business from her home with the stipulation that the business activity be limited to the provisions as stated in the approval letter. Seconded by David Sari; passed unanimously.

**Proposal Patio Furniture Doctors re: Pool Area Furniture** – Nancy Aprile made a motion to approve the proposal submitted by Patio Furniture Doctors to re-strap selected pool chairs and lounges in the amount of \$12,198.81. Seconded by Ray Shaffer; passed unanimously.

**Reserve Expenditures 2010 – 1) Roofing** – Nancy Aprile made a motion to approve the Proposed Foam Roof Installation for forty three units that have sustained roof leaks in an amount not to exceed \$325,000. At least three bids from qualified foam roofing installation contractors will be obtained and work is to be completed as soon as possible. Seconded by Ray Shaffer; passed unanimously. **2) Plaster Pool/Spa and Resurface Decks** – Nancy Aprile made a motion to approve reserve pool and spa re-plastering and pool deck resurfacing work. Seconded by Ray Shaffer; passed unanimously.

**Request to Quote Earthquake Insurance, Bill Horwitch** – Nancy Aprile made a motion that the Association remain with Broker of Record, Carol Fulton, for earthquake and liability insurance. Seconded by David Sari; passed unanimously.

**Golf Cards, Leven Shirey** – Leven Shirey, who represents the public PGA West Golf Courses and La Quinta Resort Golf Courses was present for the meeting. Mr. Shirey explained that reduced golf rates for residents and their guests to golf on any of the Resort Courses is being offered to non member homeowners. Resort Courses include La Quinta Resort Mountain and Dunes Courses, Jack Nicklaus Tournament and TPC Stadium Courses at PGA West and Greg Norman Course at PGA West. Guests must be accompanied by the resident. Mr. Shirey stated tee times are available seven days a week after 11:00 am. The current offer expires September 26, 2010, however, the club would like to offer another program during the season. Mr. Shirey asked the Association for assistance in promoting the new program by sending out an e-mail blast to the homeowners, posting it on the In-House Channel or displaying the golf cards Mr. Shirey provided. Ray Shaffer did not endorse allowing non members to play at reduced rates stating that his is a slap in the faces of the members and it devalues the investment made by the golf members. Russ Long made a motion to approve assisting Mr. Leven Shirey in promoting the golf program in any manner feasible using the Association's website, In-House Channel or displaying golf cards. Seconded by Nancy Aprile; Ray Shaffer voted in opposition of the motion.

**L.E.D. Lighting Presentation by Marv Landon** – Mr. Marv Landon gave a lighting presentation, demonstration and submitted a proposal to the Board of Directors in an attempt to save the Association money on lights and electricity. Russ Long made a motion to approve the purchase of test bulbs in the amount of \$996 and begin testing the lighting on Inverness for one month. Seconded by Nancy Aprile; passed unanimously.

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

Nancy Aprile made a motion to adjourn the board meeting at 4:00 PM. Seconded by Ray Shaffer; passed unanimously.

### **EXECUTIVE SESSION**

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Aprile".

Nancy Aprile, Secretary

PGA WEST Residential Association, Inc. Board of Directors