

PGA WEST RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting DECEMBER 17, 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

Member(s) Absent:

- Michael Walker, General Manager
- Kelly McGalliard, Operations Manager
- Don Mann, Director

CALL TO ORDER

Richard Moore called the meeting to order at 2:05 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 10/29/09 and Executive Session of 10/29/09 – Carl Brooks made a motion to approve and waive the reading of the minutes from the Board of Directors' Meeting of 10/29/09 and Executive Session of 10/29/09. Seconded by Nancy Aprile; passed unanimously.

OPEN FORUM

Four homeowners were present for Open Forum. Mr. and Mrs. Anthony Sultan, Mrs. Roberta Minichiello and James Paul.

Mr. Sultan commented on the ladies at the front desks and stated they do a super job; they are very responsive every time he calls. Mr. Sultan then asked why he can't continue to receive the television stations he was receiving without investing in a digital box. He does not have an HD television and was very satisfied with the service he was receiving.

Richard Moore responded to Mr. Sultan and stated that the Association has a contract with Time Warner Cable which provides for certain services at a set amount for each unit. Time Warner has the right to change channels at their discretion. For example, if Time Warner wants to discontinue a channel and add another one, they have the right to do that without any input from the Association.

Starting January 1, 2010, the Board of Directors agreed on a contract with Time Warner Cable to enhance television viewing for homeowners. In the past, only the basic cable package was provided to the homeowners. For an additional .64¢ per month increase, the Association negotiated with Time Warner Cable that in addition to the basic cable package, homeowners will now receive all the HBO channels, all Showtime channels and Direct Music channels.

Carl Brooks stated all homeowners are entitled to one free digital converter box.

Mr. Sultan stated there are about ten to fifteen channels that were part of the basic cable package are now unavailable without a digital box.

Richard Moore stated as of January 1, 2010, the digital box is free of charge. The new contract provides that each household gets one box free. If a household has more than one television and wants to have a converter box for each television, additional boxes will be paid for by the homeowner. The digital box can be picked up at a Time Warner office or call Time Warner for possible delivery of a box.

Nancy Aprile suggested that all the information regarding Time Warner Cable and the new digital box be posted on the Association's in-house channel 98.

Richard Moore thanked Mr. Sultan and welcomed he and Mrs. Sultan to stay for the remainder of the meeting.

James Paul stated he has built two custom homes and has lived next to dirt lots for 15 to 20 years. Other prestigious clubs demand that their empty lots be grassed. Mr. Paul considers PGA West a prestigious club. He stated grassed lots blend in very well with the beautiful homes that are adjacent to them but the lots in PGA West have dirt and weeds. Mr. Paul expressed concern that the un-grassed lots may hurt his property value and diminish his ability to sell his custom home.

Richard Moore stated Roberta Minichiello addressed the Board at the December 17th meeting regarding the dirt lots. The Board members all agreed with the concept that something should be done with the vacant lots. Mr. Moore informed James Paul that further down the agenda in today's meeting, options for the dirt lots are going to be discussed and hoped that Mr. Paul would stay for the discussion.

FINANCIAL

- **Operating Fund Financial Statement as of 11/30/09** – Carl Brooks made a motion to accept the Operating Fund Financial Statement as presented. Seconded by Nancy Aprile; passed unanimously.
- **Accounts Receivable Summary as of 12/15/09** – Carl Brooks made a motion to accept the Accounts Receivable Summary as presented. Seconded by Nancy Aprile; passed unanimously.
- **Request for Board of Director's Authorization to Record Delinquent Assessment Liens** – Nancy Aprile made a motion to authorize proceeding with recording delinquent assessment liens on the accounts listed below. Seconded by Ray Shaffer; passed unanimously.

- P100-00111-184-02
- P100-00115-251-01
- P100-00129-478-03
- P100-00137-663-02
- P100-00224-333-02
- P100-00902-011-01

- **Reconstruction Fund Financial Statement as of 11/30/09** – Ray Shaffer made a motion to accept the Reconstruction Fund Financial Statement as presented. Seconded by Nancy Aprile; passed unanimously.

OLD BUSINESS

Ratify Ballot of November 10, 2009 Re: 55-269 Riviera – Nancy Aprile made a motion to ratify the ballot accepting an offer in an amount equal to or greater than \$599,000 to purchase 55-269 Riviera. Seconded by Carl Brooks; passed unanimously.

Proposal Re: Installation of Street and Gutter Drainage on Firestone – Carl Brooks made a motion to approve the repairs to the street and gutter on Firestone in the amount of \$81,720. Approximately \$22,000 will be paid from Reserves and the balance will be paid from the Reconstruction fund. Seconded by Nancy Aprile; passed unanimously.

Information Re: Soil Treatment on Vacant Private Lots – Carl Brooks made a motion for management to draft and send a letter to the vacant lot owners explaining the Association’s recommendations and guidelines to install water meters, irrigation and grass within a given time limit. Seconded by David Sari; passed unanimously.

Ratify Telephone Vote of Board of Directors’ Re: Proposed Repair Mork Side Yard Drainage – Carl Brooks made a motion to ratify the telephone vote to approve Nautilus’ proposal to repair drainage issues at 55-051 Riviera side yard planters. Seconded by Nancy Aprile; passed unanimously.

Payment of Non-Collected Master Association Dues – Russ Long made a motion to pay the Master Association current month dues based on prior month actual. Seconded by Carl Brooks; passed unanimously.

NEW BUSINESS

Adopt Slate of Candidates for 2010 Board of Directors’ Election 3/13/10 – Richard Moore stated there are three board members up for re-election, David Sari, Russ Long and himself. Mr. Moore stated that homeowners need to submit their resumes by January 1, 2010. Nancy Aprile made a motion to close the nominations effective January 1, 2010. Seconded by Ray Shaffer; passed unanimously.

Appoint Inspectors of Election for 2010 Board of Directors Election 3/13/10 – Richard Moore suggested to proceed the same way as last year and use three homeowners for Inspectors of Election. Last year the Inspectors of Election were Roberta Minichiello, Carol Nolte and Jean Ostermeier. The

Board of Directors agreed that As Chairperson for the Inspectors of Election, Mrs. Minichiello will secure three Inspectors of Election.

Request to Operate In-Home Business – Nancy Aprile made a motion to approve the request from the homeowner of 54-961 Firestone, 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.

The next Board of Directors meeting is scheduled to be conducted on Thursday, January 28, 2010 at 2:00 PM.

David Sari made a motion to adjourn the board meeting at 3:35 PM. Seconded by Russ Long; passed unanimously.

EXECUTIVE SESSION

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

Respectfully submitted,

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