



Board of Directors' Meeting Minutes

In Person and Via Zoom

January 30, 2025

1:00 PM

Board Member(s) Present:

- Jim Young, President
- Laurel Klaus, Vice President
- Gavin Schutz, Treasurer
- Carol Nolte, Secretary
- Robbie Banks, Director
- Jay Agoado, Director
- Michael Sandstrom, Director (Present via Zoom)

Also Present:

- Kelly McGalliard, General Manager
- Marcus Rivera, Operations Manager

CALL TO ORDER

Board President, Jim Young, called the meeting to order at 1:00 PM. Six Board members, Management and thirteen homeowners were present in person at the HOA office, which is located at 54-320 Southern Hills, La Quinta CA. One Director and eight homeowners were present via Zoom.

Meeting Minutes

Gavin Schutz motioned to accept the minutes of the Board meeting conducted on 11/07/2024. Seconded by Laurel Klaus; passed unanimously.

Gavin Schutz motioned to accept the minutes of the Executive Session conducted on 11/07/2024. Seconded by Jay Agoado; passed unanimously.

Open Forum

Topics discussed included: Homeowners conducting business out of their residences, and the negative impact on other homeowners' experience. A homeowner requested that the Board revisit the option of implementing an alternating pool and spa heating schedule.

Financial Statements

Gavin Schutz, Treasurer, provided an overview of the November 2024 financial statements as well as the year-to-date financial position of the Association. Financial review certifications for October and November 2024 were confirmed signed by the Treasurer and President.

Laurel Klaus motioned to accept the November 2024 Financial Statements as reported. Seconded by Jay Agoado; passed unanimously.

Old Business

Excess Property Insurance Proposal – At the November 7, 2024 Board Meeting, the Board of Directors instructed Patrick Prendiville, Association Broker, of Prendiville Insurance to attempt to secure property insurance to supplement the current \$200M in property coverage. At the January 30 Board Meeting, Patrick Prendiville presented a proposal from Philadelphia Insurance provides for a new property policy that insures the Association’s property to its full value of \$681,477,258. Gavin Schutz motioned to accept Philadelphia Insurance’s proposal. Seconded by Laurel Klaus; passed unanimously. Once received by the Association, a new Certificate of Insurance will be distributed to all Association owners.

Landscape Mission Statement – The Board reviewed the revised Landscape Committee Mission Statement. Laurel Klaus motioned to accept the Landscape Mission Statement. Seconded by Gavin Schutz. The motion passed with votes in favor from Jim Young, Laurel Klaus, Carol Nolte, Gavin Schutz, Michael Sandstrom, and Jay Agoado. Director, Robbie Banks voted against. The Landscape Committee Mission Statement will be posted on the Association’s website, pgawest.org.

Revised Election Rules – Gavin Schutz motioned to adopt the revised Election Rules. The revisions are consistent with California civil code and will allow the Association to utilize electronic voting, and election by acclamation. Seconded by Laurel Klaus; passed unanimously. Additionally, it incorporated information related to the Corporate Transparency Act (CTA) and a Director’s responsibility to comply with the CTA.

Architectural Rule Change – Robbie Banks motioned to adopt the revised Architectural Rules regarding modifications or additions to existing hardscape. The revisions help ensure continuity in the color and appearance of the hardscape when modifications or additions are done. Additionally, verbiage referring to the California Building Code was amended to Page 13, Number 11 “Driveway, Walkway, Path and Patio Enhancement and Replacement”. Seconded by Gavin Schutz; passed unanimously.

Trash Waiver Rule Change – Robbie Banks motioned to adopt the revised Trash Policy implementing a 24-month reset period on trash violation waivers. Seconded by Carol Nolte; passed unanimously.

Update RAM Phase 1 Roofing – Rob Winkle of Roof Asset Management provided a summary of ongoing Phase 1 contract work to install new roof tile underlayment. Mr. Winkle stated 23 buildings have been completed and 3 buildings are currently under construction. Jim Young motioned to award the “Phase 2 Roof Replacement Contract” to Roof Asset Management. Seconded by Jay Agoado; passed unanimously. The phase 2 Roof Contract effective date is July 1, 2025.

Standardized Real Estate Signs – Jay Agoado motioned to approve the implementation of a standardized real estate sign. Seconded by Laurel Klaus; passed unanimously. The Board designated the Architectural Committee to review and approve or deny design of same.

Spectrum Pool WiFi Update - Kelly McGalliard, provided an update regarding the Spectrum Contract. She stated that due to an oversight at Spectrum, the installation of the new WiFi transceivers was delayed. Once installed, homeowners will be able to log in and not be limited to 30 minutes sessions.

Canal Water Update – The Board reviewed an update provided by the Club’s Executive Director, Ben Dobbs and the Director of Agronomy, Brian Sullivan. The report provided by Mr. Sullivan stated the Club would be unable to provide the Association with canal water for its irrigation system due to numerous issues. You may view the report [here](#).

Proposed Changes to CCRR’s – The Board reviewed the proposed changes to the Combined Community Rules and Regulations (CCRR’s). Jay Agoado motioned to accept the revised CCRR’s. Seconded by Gavin Schutz. Discussion ensued and the motion failed with Gavin Schutz, Jay Agoado, and Robbie Banks voting in favor and Jim Young, Laurel Klaus, Carol Nolte, and Michael Sandstrom voting against the motion.

Announce Board Candidates – Kelly McGalliard announced the 2025 PGA WEST Residential Association Board of Directors Candidates which consists of the following homeowners; Jay Agoado, incumbent, James Young, incumbent, Robert Shipley, and Peter Giulioni.

Appoint Inspectors of Election – The Board appointed Gary Dolenga, Darrell Snyder, and Paula Turner to serve as the Inspectors of Election for 2025 Board of Directors election, with Charlotte Carr as an alternate.

Mobile Radar Speed Monitor – Management presented various bids for a mobile speed radar monitor. Jim Young motioned to approve the purchase of a new speed monitor, with a cost not to exceed \$11K. The motion passed with Jim Young, Laurel Klaus, Jay Agoado, Michael Sandstrom and Carol Nolte voting in favor and Gavin Schutz and Robbie Banks voted against the motion.

Meet & Greet – Establish Date – The Meet and Greet is scheduled for March 19, 2025 at 4:00 PM, at the PGA WEST Residential Association Member Service Center at 54-320 Southern Hills (Stadium side).

Consider Escrow Inspection to Confirm No Unapproved Exterior Modification– The Board discussed the beneficial and negative aspects associated with the Association performing architectural compliance inspections at the time of escrow and deemed it unnecessary at this time. No action taken.

Care and Replacement of Fruit Trees – Robbie Banks made a motion stating “Anytime a fruit tree is removed it is replaced with an alternative fruit tree of a like varietal. Exceptions to this would only occur if removal of a tree is for reasonable rationale, for example, to dissuade rodents or protect property. In this case, a replacement tree would be planted in an alternative location. In no event will the current number of fruit trees in our community be diminished.”

Discussion ensued and the motion was amended to add the following, “This would be temporary until such time a detailed tree inventory and plan from the landscape committee was received”, seconded by Michael Sandstrom. The motion passed with Robbie Banks, Michael Sandstrom, Jim Young and Jay Agoado voting in favor and Carol Nolte, Laurel Klaus, and Gavin Schutz voting against.

STVR Handout for Homeowners – Director, Jay Agoado made a motion to accept the STVR Handout and that it be distributed to all homeowners at PGA WEST Residential Association, Inc. Seconded by Robbie Banks; passed unanimously.

Discussion Regarding Home-Based Business Activities Within the Community – The Board discussed an increasing number of Home-Based Business Activities within the community and reminded homeowners that the CC&Rs prohibit business, commercial or industrial use, which involve clients or employees traveling to and from the residence, commercial deliveries, or storage in the garage so as to prevent use of the garage to its maximum capacity for parking of vehicles. No action was taken.

Committee Reports – The Landscape/Pool, Architectural, Compliance, Master Association, and Communication Committee Chairs provided reports to the Board.

General Manager's Report – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, and administrative departments.

The meeting was adjourned at 3:50 PM and was followed by an Executive Session to address legal issues and disciplinary matters.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carol Nolte".

Carol Nolte, Secretary