



JANUARY 30, 2025 BOARD OF DIRECTORS'

MEETING SUMMARY

The PGA WEST RESIDENTIAL ASSOCIATION BOARD OF DIRECTORS CONDUCTED AN IN PERSON AND ZOOM BOARD MEETING on Thursday, January 30, 2025, at 1:00 PM. The following summarizes the meeting:

- I. **Meeting Called to Order at 1:00 PM.** Six members of the Board of Directors, Management, and thirteen homeowners attended in person at the HOA office located at 54-320 Southern Hills, La Quinta, CA. Additional homeowners participated via Zoom.
- II. **Meeting Minutes** – The Board unanimously approved the minutes of the Board meeting and Executive Session conducted on 11/07/2024.
- III. **Open Forum** – Topics discussed included: Homeowners conducting business out of their residences, and the negative impact on other homeowners' experience, and a request for the Board to revisit the option of implementing an alternating pool and spa heating schedule.
- IV. **Financial Statements** – Gavin Schutz, Treasurer, provided an overview of the November 2024 financial statements. Financial review certifications for October and November 2024 were confirmed to be signed by the Treasurer and President.
- V. **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. The Board unanimously accepted Philadelphia Insurance's proposal. Once received by the Association, a new Certificate of Insurance will be distributed to all Association owners.
- VI. **Landscape Mission Statement** – The Board reviewed the revised Landscape Committee Mission Statement. A motion was made and passed 6-1. The Landscape Committee Mission Statement will be posted on the Association's website, pgawest.org.
- VII. **Revised Election Rules** – The Board unanimously adopted the revised Election Rules which will allow the Association to utilize electronic voting, and election by

acclamation. Additionally, it incorporated information related to the Corporate Transparency Act (CTA) and a Director's responsibility to comply with the CTA.

- VIII. **Architectural Rule Change** – The Board unanimously adopted the Architectural Rule Change regarding modifications or additions to existing hardscape.
- IX. **Trash Waiver Rule Change** – The Board unanimously adopted a change to the Trash Policy implementing a 24-month reset period on trash violation waivers.
- X. **Update RAM Phase 1 Roofing** – Rob and Ron Winkle of Roof Asset Management provided a summary of ongoing Phase 1 contract work to install new roof tile underlayment. They stated 23 buildings have been completed and 3 buildings are currently under construction. The Board unanimously awarded the “Phase 2 Roof Replacement Contract” to Roof Asset Management. The phase 2 Roof Contract effective date is July 1, 2025.
- XI. **Standardized Real Estate Signs** – The Board unanimously approved the implementation of a standardized real estate and designated the Architectural Committee to review and approve or deny design of same.
- XII. **Spectrum Pool WiFi Update** - General Manager, 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.
- XIII. **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.
- XIV. **Proposed Changes to CCRR's** – The Board reviewed the proposed changes and discussion ensued. A motion was made to accept the revised CCRR's. The motion failed 4 to 3.
- XV. **Announce Board Candidates** – Kelly McGalliard announced the 2025 Board Candidates which consists of the following homeowners; Jay Agoado, incumbent, James Young, incumbent, Robert Shipley, and Peter Giulioni.
- XVI. **Appoint Inspectors of Election** – The Board appointed Gary Dolenga, Darrell Snyder, and Paula Turner as Inspectors of Election with Charlotte Carr as an alternate.

- XVII. **Mobile Radar Speed Monitor** – Management presented various bids for a mobile speed radar. A motion was made to approve the purchase of a new speed monitor, with a cost not to exceed \$11K. The motion passed 5 to 2.
- XVIII. **Meet & Greet – Establish Date** – The Meet and Greet is scheduled for March 19, 2025 @ 4:00 PM, at the PGA WEST Residential Association Member Service Center at 54-320 Southern Hills (Stadium side).
- XIX. **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.
- XX. **Care and Replacement of Fruit Trees** – Director, Robbie Banks made a motion to ensure that the overall number of fruit trees in the community does not diminish, and that any fruit tree removed should be replaced with a fruit tree of the same variety, with exceptions for reasonable reasons such as to dissuade rodents or protect property. The motion was amended to state this would only be temporary until a tree inventory report from the Landscape Committee was received. The motion passed 4 to 3.
- XXI. **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. The motion passed unanimously.
- XXII. **Discussion on 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.
- XXIII. **Committee Reports** – The Landscape/Pool, Architectural, Compliance, Master Association, and Communication Committee Chairs provided reports to the Board.
- XXIV. **General Manager’s Report** – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, and administrative departments.
- XXV. **The meeting was adjourned at 3:50 PM** and was followed by an Executive Session to address legal issues and disciplinary matters.