



**Board of Directors' Meeting Minutes
In Person and Via Zoom
January 25, 2024
1:00 PM**

Board Member(s) Present:

- Jan Van Willigen, President
- Laurel Klaus, Vice President
- Jim Young, Treasurer
- Paula Turner, Secretary
- Carol Nolte, Director
- Dean Rivale, Director
- Jay Agoado, Director

Also Present:

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

Jan H. Van Willigen called the meeting to order at 1:00 PM. The Board of Directors, Management and sixteen homeowners were present in person at the HOA office, which is located at 54-320 Southern Hills La Quinta CA. There were additional homeowners present via Zoom.

Meeting Minutes

Paula Turner made a motion to approve the minutes of the Board Meeting of November 2, 2023, the Executive Sessions of November 13, 2023 and January 4, 2024. Seconded by Jan H. Van Willigen; passed unanimously.

Financial Statements

Jim Young provided a Treasurer's Report, which included an overview of the November 30, 2023 month end financial statement, as well as a summary of the year-to-date financial position of the Association. Financial review certifications for October and November 2023 were confirmed to be signed by the Treasurer and President. Jan H. Van Willigen made a motion to accept the Operating Fund Financial Statement as of November 30, 2023, Accounts Receivable Summary of November 30, 2023. Seconded by Dean Rivale; passed unanimously.

Kelly McGalliard informed the Board that parcel 775161016 had paid their balance and was current. Jan H. Van Willigen made a motion to proceed with initiating a Delinquent Assessment Lien on Parcels 775041009, 775071041, 775152063, 769361059, 775142014. Seconded by Jim Young; passed unanimously.

Old Business

Bank Transition Update – James Young, Treasurer, provided an update regarding the transition to Bank of America. Mr. Young stated that as expected, we have encountered some challenges but that we anticipate that the issues will be resolved. No action required; none taken.

Spectrum Contract - Spectrum increased their door fee from \$150 to \$200 per door. The Board of Directors instructed Management to continue negotiating with Spectrum.

Architectural Guidelines – Holiday Decoration Schedule – Jan H. Van Willigen motioned to change the Architectural Guidelines to allow homeowners to display holiday decorations starting the Friday before Thanksgiving through 15 days after New Year's Day. Jim Young seconded; unanimously approved.

New Business

Proposed CCR&R revision regarding: Moving Violation Fines – The Board reviewed the Master Association's proposal to increase moving fines by \$50.00. Jay Agoado and Gavin Schutz provided additional information to the Board, stating the number of repeat speeding offenders has increased and the current fine structure does not seem to be enough of a deterrent. Jim Young made a motion to approve the proposed change. Seconded by Jay Agoado; passed unanimously.

Request from 55-403 Southern Hills – The Board discussed the possibility of implementing a 3 way stop at the intersection of Southern Hills and Winged Foot. Jim Young made a motion to leave the intersection as is. Seconded by Laurel Klaus; passed unanimously. The Board instructed Management to contact the homeowner regarding their decision.

Committee Reports –

The Landscape/Pool Committee Report – Paula Turner stated that Sunshine Landscape had planted 751 5 – gallon plants, 88 15 – gallon, 10 24" box citrus trees, and 4 24" box Chamaerops Fan Palms

Architectural Committee Report – In addition to an update regarding new Architectural applications, Dean Rivale announced his resignation as Chair of the Architectural Committee and stated, Michael Sandstrom, would be interim co-chair until appointed by the Board at the March annual meeting.

Compliance Committee Report – Jay Aguado provided a report stating there were 59 violations in Res 1. The violations consisted of 28 speeding, 10 failure to stop, and 21 parking violations.

Master Association Report – Jim Young reported the Master Association has not had an open session since the previous Board meeting and that they had been focused on the landscape project for PGA Boulevard.

Communication Report – Carol Nolte stated the next newsletter would be sent out in March 2024 and encouraged homeowners who do not receive the newsletter to contact the HOA and request to be added to the list of recipients.

Bighorn Sheep Update – Jan H. Van Willigen provided an update on the Bighorn Sheep. The Coachella Conservation committee completed their final inspection of the newly installed fence 2 weeks prior signaling the completion of the fence. Due to concern from wildlife agencies, the fence will remain open until Spring to “reduce trauma for the sheep.”

Correspondence – The Board reviewed an email from an owner expressing dissatisfaction with the current assessment arrangement. The owner asserts that assessments should vary amongst product size and location, i.e., an end unit Legend should pay more than a Legend that is a middle unit. The Board responded that the CC&Rs determine the assessment structure.

General Manager’s Report – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, work order report, speed report, landscape, pest, lake, pool, and maintenance departments.

Spa Heating – Jim Young made a motion to heat all spas effective January 25, 2024 through April 2024. Seconded by Jay Agoado. Jan H. Van Willigen, Laurel Klaus, James Young, Paula Turner, Carol Nolte, and Jay Agoado approved. Dean Rivale opposed.

Open Forum – The homeowners were invited to address the Board. Topics discussed in open forum include: Speeding in the community, suggestions for different speed radars and signs, pool heaters, Association/Homeowner responsibilities for repairs after roof leaks.

Jan H. Van Willigen made a motion to adjourn at 2:40 PM. Seconded by Carol Nolte; passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paula Turner".

Paula Turner, Secretary

The next Board of Directors’ Meeting is scheduled for March 12, 2024 at 2:00 PM

An Executive Session to discuss contracts, legal issues, and personnel matters was conducted immediately following the Board of Directors’ Meeting.