



November 7, 2024 BOARD OF DIRECTORS'

MEETING SUMMARY

The PGA WEST RESIDENTIAL ASSOCIATION BOARD OF DIRECTORS CONDUCTED AN IN PERSON AND ZOOM BOARD MEETING on Thursday, November 7, 2024, at 02:00 pm. The following summarizes the meeting:

- I. **Meeting Called to Order at 2:00 PM.** Six members of the Board of Directors, Management, and fourteen homeowners attended in person at the HOA office located at 54-320 Southern Hills, La Quinta, CA. Eight additional homeowners participated via Zoom.
- II. **CA/Burrtec Organic Waste** – Clara Vera of Burrtec and Gilbert Villalpando from the City of La Quinta attended via Zoom. Ms. Vera addressed questions from the Board, Management, and homeowners regarding SB 1383 compliance. Ms. Vera confirmed that Burrtec will be delivering 65-gallon green organic waste containers to all 1,417 homes in Res I on Wednesday, November 20, 2024.
- III. **Meeting Minutes** – The Board unanimously approved the minutes of Budget Workshop #1 held on 09/19/2024 and Budget Workshop #2 held on 10/30/2024.
- IV. **Open Forum** – Topics discussed included: A homeowner requested clarification on an item scheduled for the Executive Session.
- V. **Financial Statements** – Gavin Schutz, Treasurer, provided an overview of the September 2024 financial statements as well as the year-to-date financial position of the Association. Financial review certifications for July, August, and September 2024 were confirmed to be signed by the Treasurer and President. The Board authorized initiating a delinquent assessment lien for parcel 775081012.
- VI. **Spectrum Contract** - General Manager, Kelly McGalliard, provided an update regarding the Spectrum Contract. She stated that per Spectrum, the wireless internet at the Association's pools should be installed by January.
- VII. **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. Roof tiles are raised and new underlayment, metal flashing, pipes and screens are installed as needed, then the roof tiles are reset.

- VIII. **SB 326 Inspection Report** – Jim Young summarized the inspection report from Independent Building Analysis, confirming no immediate repairs were required for any balconies.
- IX. **Property Insurance Discussion** – Patrick Prendiville presented proposals for excess insurance coverage, including an option to potentially secure \$450M in additional property coverage through Philadelphia Insurance.
- X. **Budget 2025** – The Board unanimously approved the 2025 Budget as presented.
- XI. **Revised Investment Policy** – The Board tabled the revised investment policy and directed the Investment Committee to provide a recommendation at the January 2025 Board meeting.
- XII. **2024 Audit – Carlson & Ferris Proposal** – The Board unanimously approved the proposal submitted by Carlson & Ferris Proposal in the amount of \$14,500 which includes a 3.7% increase over the fee for the 2023 audit.
- XIII. **Dean Rivale Proposal January – June 2025 Phase 1 Roof Inspections** – The Board unanimously approved Dean Rivale’s proposal in the amount of \$11,900.
- XIV. **Tremblay Gate Proposal** – The Board declined Tremblay Gate's proposal and instructed Management to solicit bids from other gate fabrication contractors.
- XV. **Architectural Rule Change- Hardscape Extension** – The Board unanimously accepted the proposed amendment to the Architectural Guidelines, which if approved will add a rule regarding hardscape extensions. Management was directed to send the proposed rule to the membership for the requisite 28-day comment period. The Board will review member comments and consider adopting the rule at the January 30, 2025 Board of Directors meeting.
- XVI. **Trash Violation 24-month waiver** –The Board unanimously approved implementing a 24-month reset period on trash violation waivers.
- XVII. **Real Estate Sign Policy** – Director, Jay Agoado, proposed a policy change requiring brokers and agents to purchase uniform signs with a specified design, make, and color scheme from an approved vendor. Mr. Agoado to work with Management to develop a proposed uniform sign.
- XVIII. **AB 2159 - Electronic Voting - Revised Election Rules** – The Board unanimously accepted the new electronic voting rules, which if approved would be adopted and

integrated into the Election Rules. The Board plans to implement electronic voting as an option in 2026. Management was directed to send the proposed rule to the membership for the requisite 28-day comment period. The Board will review member comments and consider adopting the rule at the January 30, 2025 Board of Directors meeting.

- XIX. **2025 Board and Annual Meeting Schedule** – A Board and Annual Meeting Schedule was established and will be provided to all members.
- XX. **Committee Reports** – The Landscape/Pool, Architectural, Compliance, Master Association, and Communication Committee Chairs provided reports to the Board.
- XXI. **STVR Advisory Committee** – To reduce the number of Board members on the committee, Robbie Banks voluntarily stepped down.
- XXII. **General Manager’s Report** – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, and administrative departments. Tim Salvador and Samuel Lopez provided a report for their individual departments consisting of landscape, irrigation, pest control, lakes, maintenance, and lighting.
- XXIII. **The meeting was adjourned at 4:48 PM** and was followed by an Executive Session to address legal issues and disciplinary matters.