



## JANUARY 15, 2026 BOARD OF DIRECTORS'

### MEETING SUMMARY

The PGA WEST Residential Association Board of Directors conducted an in person and Zoom Board Meeting on Thursday, January 15, 2026, at 1:00 PM. The following summarizes the meeting:

#### Open Session

- I. **Call to Order** – The Open Session meeting was called to order at 1:00 PM. Four members of the Board of Directors, Management, and 12 homeowners attended in person at the Member Service Center located at 54-320 Southern Hills, La Quinta, CA. Two Board members and additional homeowners participated via Zoom.
- II. **Meeting Minutes** – The Board unanimously approved the minutes of the Board Meeting held on November 6, 2025, pending the inclusion of additional details regarding actions taken by the Board in response to concerns raised during the Open Forum. The Board also unanimously approved the minutes of the Executive Session held on November 6, 2025.
- III. **Open Forum** – An open forum was held, and members were given an opportunity to address the Board; Topics included the following:
  - A request to extend the red curb at the south end of Southern Hills by an additional 20 feet to improve pedestrian sightlines when vehicles exit the cart path
  - Golf carts speeding through the stop sign when exiting Hole 10 of the Palmer Private Course
  - Homeowners not utilizing their garage for parking, resulting in excessive street parking
  - Difficulty obtaining tickets to the American Express golf tournament
- IV. **Actions Resulting from Open Forum**

The Board unanimously authorized extending the red curb at the south end of Southern Hills by an additional 20 feet to improve pedestrian sightlines based on concerns raised during Open Forum.

The Board directed Management to identify property lines for the golf cart path located on Arnold Palmer, exiting the 10th hole of the Palmer Course, to determine

whether the Association could install a speed bump to address golf carts failing to obey the existing stop sign.

Homeowners were instructed to notify Management of concerns regarding excessive street parking or garages and driveways not being used to full capacity prior to parking on the street.

Mr. Young recommended that homeowners experiencing difficulty obtaining tickets to the American Express golf tournament contact the Master Association General Manager, Cassie Gertz.

- V. **Financial Statements** – Gavin Schutz, Treasurer, provided an overview of the October 2025 financial statements. The Board authorized initiating delinquent assessment liens for parcels #775081012, 775081079, 775141064, 775051009, and 775051033.
- VI. **Fixed Investment Report** – Jim Young, President and Gavin Schutz provided a brief summary of the Fixed Investment report.

#### **Old Business**

- VII. **Maintenance Matrix** – In compliance with Civil Code § 4360, the Board unanimously approved distributing the proposed Maintenance Matrix to homeowners for a 28-day comment period. The Maintenance Matrix is a spreadsheet that identifies the responsible party for various maintenance items, including irrigation, stucco, and drywall repairs, and has been reviewed by legal counsel for consistency with the Association’s Governing Documents.
- VIII. **Proposed Real Estate Sign Policy** – In compliance with Civil Code § 4360, the Board unanimously approved sending the proposed Real Estate Sign Policy to homeowners for a 28-day comment period.
- IX. **Well Water Update** – Robbie Banks, Director and Chair of the Infrastructure Committee, provided an update on the well water conversion project, including discussions with Ben Olsen of Olsen Engineering and the potential for cost savings related to non-potable water.

#### **New Business**

- X. **2026 Board of Directors Election | Inspectors of Election** – The Board appointed Gary Dolenga and Darrell Snyder as Inspectors of Election for the 2026 Board of Directors’ election. Management was authorized to appoint the third and final Inspector of Election.

- XI. **2026 Board of Directors Candidates Meet and Greet** – The Candidates Meet and Greet was scheduled for March 19, 2026, at 4:00 PM.
- XII. **Committee Reports** – The Landscape, Pool, Architectural, Compliance, Master Association, Communication, Infrastructure, and Finance Committee Chairs provided reports to the Board.
- XIII. **Motions** – The Board unanimously approved the purchase of a 4-meter electrical panel to be held in inventory in the event another electrical panel fails.

The Board directed Management to send a letter to the Club requesting that all noise disturbances impacting homeowners be minimized prior to 8:00 AM, including but not limited to avoiding the use of Southern Hills as a morning route.

- XIV. **General Manager's Report** – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, and administrative matters.
- XV. **The meeting was adjourned at 2:52 PM** and was immediately followed by the Executive Session to address legal issues and member discipline.