



Board of Directors' Meeting Minutes
In Person at the Member Service Center and Via Zoom
54-320 Southern Hills, La Quinta CA 92253
November 6, 2025
1:00 PM

Board Member(s) Present:

- Jim Young, President
- Laurel Klaus, Vice President
- Robert Shipley, Secretary
- Gavin Schutz, Treasurer
- Robbie Banks, Director
- Jay Agoado, Director
- Peter Giulioni, Director (Present Via Zoom)

Also Present:

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

An Executive Session was conducted at 11:45 AM to address legal issues, contracts, and member discipline.

I. Call to Order

Meeting called to order at 1:00 PM

II. Approval of Minutes

A motion was made and seconded to approve minutes of the Board Meeting dated 09/18/2025, Budget Workshop Meetings of 11/18/2025 and 10/24/2025, and Executive Sessions dated 09/18/2025 and 10/24/2025; passed unanimously.

III. Open Forum

An open forum was conducted and members were given an opportunity to address the Board; Topics included:

- The recent Pool and Spa Cost Allocation communication sent by the Association
- Requests for justification regarding the proposed change to the Pool and Spa cost allocation
- Patrol staff parking along Oak Hill and Oak Tree
- An inquiry regarding the Association purchasing a swan for Swan Lake
- The damaged frontier pedestal along Arnold Palmer

A motion was made and seconded to authorize painting the curb red in at both locations near the Palmer and Stadium gate based upon the concerns raised during Open Forum; passed unanimously.

The Board directed Management to put Frontier on notice and allow them 14 days to remove the downed Frontier pedestal on Arnold Palmer before the Association proceeds with removal.

The Board stated that the Association had no intention of reintroducing a swan to SRS-2 (Swan Lake).

Mr. Young provided clarification on why the Pool and Spa maintenance costs should be allocated to all homeowners within PGA WEST Residential Association, Inc. citing Article VI of the Covenants, Conditions and Restrictions(CC&R's). Additionally, He stated the Association would not be seeking backpay from homeowners who had not been assessed for pool and spa maintenance costs for prior years' Pool and Spa maintenance costs, as doing so would not be beneficial for the Association.

IV. Financials

Financial review certifications for September 2025 were confirmed to be signed by both the Treasurer and President. A motion was made and seconded to accept the September 2025 Financial Statements; passed unanimously.

A motion was made and seconded to authorize the initiation of delinquent assessment liens for parcel #775061018, #775051034, #775031035; passed unanimously.

V. AMEX Letter Review

A motion was made and seconded to send a letter written by a homeowner regarding the American Express tournament's diminishing and selective policy of ticket distribution, as well as the inconvenience caused to homeowners during the construction and teardown of event structures, to the Master's Association; passed unanimously.

VI. 2026 Budget Adoption

A motion was made and seconded to adopt the 2026 Budget as presented; passed unanimously.

VII. 2025 Concrete Repair Bid Comparison

A motion was made and seconded to award the 2026 Concrete Repair contract to United Brothers Concrete, Inc. in the amount of \$13,500; passed unanimously.

VIII. Updated Maintenance Matrix

A motion was made and seconded to approve the updated Maintenance Matrix and that it be posted on the website pending legal review; passed unanimously.

IX. Committee Reports

The Landscape, Pool, Architectural, Compliance, Master Association, Communication, Infrastructure, and Finance Committee Chairs provided reports to the Board.

X. General Manager's Report

Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, and administrative matters.

XI. Adjournment

The meeting was adjourned at 2:40 PM and was immediately followed by the reconvening of the Executive Session to address legal issues, contracts, and member discipline.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'RSH', with a long horizontal line extending to the right.

Robert Shipley, Secretary