PGA WEST
RESIDENTIAL ASSOCIATION, INC.

Board of Directors' Meeting Minutes
In Person at the Member Service Center and Via Zoom
54-320 Southern Hills, La Quinta CA 92253
July 31, 2025
1:00 PM

Board Member(s) Present:

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

Also Present:

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

I. Call to Order

Meeting called to order at 01:00 PM.

II. Approval of Minutes

A motion was made and seconded to approve minutes of the Board Meetings dated 05/29/2025, 07/07/2025 and Executive Sessions dated 05/29/2025 and 06/19/2025; passed unanimously.

III. Open Forum

An open forum was held, where members were given an opportunity to address the Board.

IV. Financials

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

A motion was made and seconded to authorize the initiation of delinquent assessment liens for parcels 775081012, 775051033; passed unanimously.

V. RAM – Roof Underlayment Replacement Update

Mr. Rob Winkle provided an update on Phase 2 of the Roof Underlayment Replacement Project. He further reported that the City of La Quinta has revised its inspection process and now conducts roof pre-inspections after the removal of roof tiles and installation of the new underlayment.

VI. Spectrum Update

Management informed the Board that the new Wi-Fi transceivers had been installed at all 54 pool locations.

VII. Formal Adoption/Denial of Proposed Trash Policy Amendment

A motion was made and seconded to adopt the proposed trash policy with minor changes to the verbiage; passed unanimously.

VIII. Landscape Change Request Application

The Board of Directors instructed the Landscape Committee to review the Landscape Change Request Application and determine how to improve the landscape change application process.

IX. CCRR Update – 13 Month 'Reset' Period for Multiplier on Repeat Violations

A motion was made and seconded to approve the proposed CCR&R changes; passed unanimously.

X. 80-719 Cherry Hills – Electrical Panel Update

The Board of Directors and Management provided an update on the failed electrical panel at 80-719 Cherry Hills.

XI. Standardized Real Estate Signs

The Architectural Compliance Committee made a formal recommendation opposing the Standardized Real Estate Sign Policy. A motion was made and seconded to rescind the instruction to the ACC Committee; the motion failed.

XII. Investment Policy

A motion was made and seconded to reinstate an updated version of previously used investment policy; passed unanimously.

A motion was made and seconded that the position of Chief Investment Officer be created and that the Board shall, by majority vote, appoint such officer. Such officer shall chair an Investment Committee to be formed as part of the motion; the motion failed.

XIII. Madison Gate Operator Replacement

A motion was made and seconded to approve the gate operator replacement contingent on getting a bid from Automation Pride and a not to exceed of $16,000; passed unanimously.

XIV. Adjournment

Meeting adjourned at 3:19 PM. Executive Session followed to discuss legal issues, member discipline and contracts.

Respectfully submitted,

Robert Shipley, Secretary