



**Board of Directors' In-Person and Zoom Meeting Minutes
November 2, 2021
2:00 PM**

Board Member(s) Present:

- Jan Van Willigen, President
- Gavin Schutz, Vice President
- Wayne Le Blang, Treasurer
- Paula Turner, Secretary
- Carol Nolte, Director
- Kenn Ulrich, Director
- Dean Rivale, Director

Also Present:

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

CALL TO ORDER

The Board of Directors' Meeting was conducted at the PGA WEST Residential Association Customer Service Center in person and via Zoom. The meeting was called to order by Jan Van Willigen at 2:00 PM. Seven members of the Board of Directors, Management and eleven homeowners were present at the HOA office, which is located at 54-320 Southern Hills La Quinta CA. There were additional homeowners present via Zoom.

Approve & Waive Reading of Minutes of August 5, 2021 – Wayne Le Blang made a motion to approve the Board of Directors' minutes of August 5, 2021 and the Executive Session minutes of August 5, 2021. Seconded by Gavin Schutz; unanimously approved.

Open Forum – Homeowners Kathryn Wanshura, Judy Albright, Nancy and Denny Haener, Steve Price, Gary Pollastro, Anaida Gilpin, Lauren White, Laurel Klaus, Carolyn Currier and Glenn Badgley were present. Ensuring that STOP signs are fully visible and not obstructed by foliage, request for the Association to install more drought tolerant landscaping, overnight street parking, and including a 'Did You Know' segment regularly in the newsletter were all topics of discussion.

Financial Statements

Jan Van Willigen made a motion to accept the Operating Fund Financial Statement as of September 30, 2021, the Accounts Receivable Summary as of October 15, 2021 the Financial Review Certifications of June, July, and August 2021, seconded by Gavin Schutz; passed unanimously.

Jan Van Willigen made a motion to authorize placing liens on parcels 775142014 and 775141067. Seconded by Wayne Le Blang; passed unanimously.

Third quarter 2021 Bank Statements were reviewed by the Board. No action required; none taken.

Old Business

Gate Update – The contract with Tremblay Ironworks to remove 50 dilapidated fiberglass gates and install 50 iron gates is approximately 50% complete. The new metal gates are attractive and should have a long life. Management was instructed to inspect the remaining fiberglass gates in Res I, and to rank the gates according to condition. The list will be considered at the January 27th Board Meeting as a basis to determine which additional gates will be replaced in 2022.

Congressional Island Update – **Congressional Island Update** – Paula Turner reported that the Congressional island rejuvenation project is scheduled to commence on November 15, 2021 and be completed on or about January 5, 2022. The design incorporates drought tolerant landscaping and benches to create a unique, small park like setting, with a spectacular view of the mountains.

Cell Tower Update - Kelly McGalliard reported that Management submitted two applications to Verizon and requested that PGA WEST Residential Association be considered as a site for a cell tower to be installed. To date there has been no response. Management will continue to pursue investigating options to improve cell reception in the community and possibly create a revenue source.

Communication Committee Charter – Minor edits were made to the Communication Committee Charter, which combines the Association Newsletter and Website Review and Oversight under one Communication Committee. The Board approved the updated charter at the August 5, 2021 meeting.

New Business

2022 Budget – Jan Van Willigen, President, recapped the budget workshops that the Board conducted with Management while developing the 2022 Operating and Reserve Budget. It was noted that the 2022 assessments reflect an increase over the 2021 assessments. Heightened cost of utilities, products, services, insurance, and labor are the driving factors for the increase. PGA WEST Residential Association has 21 different unit types, with varying assessments, based upon size and amenities. The percentage of increase ranges from 3.12% to 4.71% for the condominium type units and 5.13% - 9.7% for the custom homes/lots. Wayne LeBlang made motion to approve the 2022 Budget as presented. Seconded by Kenn Ulrich; passed unanimously.

Brabo & Carlsen Proposal 2021 Audit – Gavin Schutz made a motion to approve the proposal to perform the 2021-year end audit as presented from Wayne Carlsen of Brabo Carlsen. Seconded by Wayne LeBlang; passed unanimously.

Establish 2022 Meeting Dates – Board of Directors’ Meetings at 2:00 PM:

- **January 27, March 17, April 28, June 16, August 18, November 2**
- **Annual Meeting at 9:00 AM: April 23**
- **Budget Workshops: September 29 at 9:00 AM & October 20 at 2:00 PM**

Fractional Ownership – As a follow up to an article in the Desert Sun regarding Fractional Ownership, Kenn Ulrich, Board Member, expressed concern about Fractional Ownership within PGA WEST Residential Association. There is already a CC&R provision prohibiting Time Shares, but Fractional Ownership is not the same type of ownership as Time Shares. A Time Share purchase gives the buyer the right to use the property for a designated length of time, however, the title remains with the property owner; whereas, Fractional Ownership is a method of property purchase involving multiple buyers, and each owner owns an equal part of the title. Discussion ensued regarding the possibility of amending the CC&Rs and including a provision to prohibit Fractional Ownership.

The CC&Rs were restated in 2005; therefore, 16 years later, the CC&Rs should be reviewed for relevance, and consistency with current law. Management was instructed to begin a review of the governing documents to determine what sections the Board may consider for a CC&R amendment. CC&R amendments require a vote of the membership, which requires a ballot etc. This process will take many months. No Board action necessary at this time; none taken.

Committee Reports – Landscape/Pool, Architectural, Compliance, Gate and Patrol Communication, and Big Horn Sheep Reports were provided by the respective Committee Chairs/Representatives.

Correspondence – The Board acknowledged two Thank You Cards

General Manager's Report - Michael Walker, General Manager, provided information regarding Association activities, including utility consumption updates, monthly and year to date work orders, radar speed report, landscape, pest, lake, pool and maintenance departments and staff status.

Gavin Schutz made a motion to adjourn at 4:07 PM. Seconded by Paula Turner; passed unanimously.

Respectfully submitted,

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

Paula Turner, Secretary

Executive Session to discuss legal issues and member discipline was conducted immediately following the Board of Directors' Meeting.