



**Board of Directors' Meeting Minutes
In Person and Via Zoom
May 17, 2022
9:00 AM**

Board Member(s) Present:

- Jan Van Willigen
- Gavin Schutz
- Paula Turner
- Carol Nolte
- Dean Rivale, Director
- Kenn Ulrich, Director

Also Present:

- Kelly McGalliard, Operations Manager

CALL TO ORDER

Jan Van Willigen called the meeting to order at 9:00 AM. Six members of the Board of Directors, Management and four 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.

Officer Election

The first agenda item was to elect officers to serve on the PGA WEST Residential Association Board of Directors. Each Board member was asked to write down which Director he or she voted in favor of to serve as President, Vice President, Treasurer and Secretary. Kelly McGalliard, Operations Manager, was asked to tally the votes and announce the officers, based upon who received the majority of the votes. The results are as follows: Jan Van Willigen, President, Gavin Schutz, Vice President, Dean Rivale, Treasurer, Paula Turner, Secretary.

Appoint Committee Chairs

Gavin Schutz made a motion to appoint Dean Rivale to serve as Architectural Committee Chair. Seconded by Jan Van Willigen; passed unanimously. Gavin Schutz made a motion to appoint Kenn Ulrich and Carol Nolte to serve as Communication Committee Co-Chairs. Seconded by Jan Van Willigen; passed unanimously. Gavin Schutz made a motion to appoint Carol Nolte to serve as the Res I Compliance Committee Representative. Seconded by Jan Van Willigen; passed unanimously. Investment and Compensation Committee Members (per Charter President, Vice President and Treasurer) are Jan Van Willigen, Gavin Schutz, and Dean Rivale. Gavin Schutz made a motion to

appoint Paula Turner to serve as Landscape/Pool Committee Chair. Seconded by Jan Van Willigen; passed unanimously.

Appoint Master Association Representative(s)

Jan Van Willigen made a motion to appoint Gavin Schutz to serve a two-year term as a Res I Board Representative for the Master Association Board of Directors. Seconded by Carol Nolte; passed unanimously. Karen Pelletier is serving the remainder of former Res I homeowner, Jack McDonald's term as Res I Representative for the Master Association Board of Directors.

Meeting Minutes

Gavin Schutz made a motion to approve the March 24, 2022 Board of Directors' Meeting, March 24, 2022 Executive Session, April 8, 2022 Board of Directors Meeting, April 8, 2022 Executive Session Meeting, April 16, 2022 Executive Session, and April 19, 2022 Meet and Greet minutes as presented. Seconded by Dean Rivale; passed unanimously.

Open Forum

Four homeowners spoke regarding various topics, including speeding, satisfied homeowners, and the swan issue.

Financial Statements

Gavin Schutz, Treasurer, provided a financial report to the Board. Jan Van Willigen made a motion to accept the Operating Fund Financial Statement as of March 31, 2022, the Accounts Receivable Summary as of April 30, 2022 the Financial Review Certifications of January, February and March 2022, and the 1st quarter 2022 bank statements, as presented. Seconded by Paula Turner; passed unanimously.

Jan Van Willigen made a motion to authorize a lien on parcel 775091009. Seconded by Gavin Schutz; passed unanimously.

Old Business

Gavin Schutz made a motion to ask Sandra Gottlieb, Esquire, to write a letter to Ms. Whitley, homeowner, and Howard Berkowitz, of The Duck Pond, regarding the swan issue.

Cell Tower Update – Jan Van Willigen provided an update on the exploration of cell tower feasibility within Res I, stating that he, Mike Walker and Kelly McGalliard spoke with homeowner, Dan Mueller, who works in the wireless infrastructure business. Kelly McGalliard reported on the results of the Cellular Survey that was provided to all Res I owners. Management to continue to obtain

information from various cell site developers and the City of La Quinta regarding their conditions and restrictions related to wireless telecommunication facilities.

Update Non-Potable Water for Landscaping – The Board was apprised of the state staff recommendations made to the State Water Board, which include at least two restrictions that would significantly affect the Association’s ability to provide sufficient water to maintain lush landscaping. Those restrictions include two day per week watering and not being permitted to water lawn areas that are non-functional. The State Water Board is scheduled to vote upon the matter on May 24, 2022. Management to inform the Board of the State Water Board’s decisions.

The Board was updated on discussions with the Club and CVWD regarding the possibility of the Association partnering with the Club to establish infrastructure that would enable the Association to access canal water for irrigation and lakes. Management to pursue the next steps to attempt to obtain access to non-potable water.

Pool Survey Status – The pool heating season for winter 2021 and spring 2022 are almost complete. Management to use the actual gas usage and cost for this period and project the cost for fall and winter 2022 using the heating schedule which assumes 50% of the pools are heated and 100% of the spas are heated. Additionally, Management shall project the cost of heating 100% of the pools and spas through the heating seasons of 2023. A homeowner survey to be drafted which will provide various heating options and estimated costs.

Waterfowl Sign Update – Kelly McGalliard informed the Board that as directed, Management ordered waterfowl caution signs, which have been installed in the areas of Lake SRS 1 & 2 and will be installed at the other Association lake sites as well.

Homeowner Portal (pgawest.org) Update – Kenn Ulrich, Communication Committee Co-Chair, provided information regarding the upcoming activation of the homeowner portal on the Association’s website. Mr. Ulrich explained that homeowners will have access to their PGA WEST Residential Association account. Owners will have the ability to update their contact information, make a payment and view their account history. Each owner will receive a temporary password and instructions on how to log into their password protected account.

Lake SRS 1 Update - Paula Turner and Marcus Rivera provided an update regarding the renovation project being planned for the Lake SRS 1 island.

New Business

Potential Water Restrictions – This was covered under the non-potable water discussion.

Reserve Pool Furniture Refurbishing – The Association received quotes from Patio Guys and Jamie Ferrari Patio Furniture to refurbish (powder coat and re-strap) 72 chaise lounges and 56 chairs. Gavin Schutz made a motion to accept Jamie Ferrari Patio Furniture’s proposal in the amount of \$24, 675 to refurbish 128 pieces of pool area furniture. Seconded by Dean Rivale; passed unanimously.


Laser Lake Device – Owners expressed concern about feces and diminished cleanliness that results from an abundance of geese. Kelly McGalliard stated that Management learned of a product, which is a floating laser device, designed to deter geese from the lake and surrounding area. The device was recently placed in Lake SRS 1 and thus far is working well.

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

Correspondence – Three emails were received expressing accolades for the performance of Sunshine Landscaping. One email was received from an owner requesting additional trash pick up days. Staff to inform the owner that she has the option to request 64-gallon Burrtec barrels, which hold significantly more trash than the smaller barrels originally provided by Burrtec. One email to the California Department of Fish and Wildlife, which stated in pertinent part that the Association will not seek a Restricted Species 671 permit, consequently the Association has no jurisdiction over the Mute Swan that resides in or around Lake SRS 2.

In General Manager, Mike Walker’s absence at the meeting, Mr. Van Willigen asked Fernando Murillo, Maintenance Manager to provide the Maintenance Report, and Marcus Rivera, Landscape Manager, to provide the Landscape Report.

Jan Van Willigen made a motion to adjourn at 10:37 AM. Seconded by Paula Turner; unanimously approved.

Respectfully submitted,

Paula Turner, Secretary

The next Board of Directors’ Meeting is scheduled for
June 16, 2022 at 2:00 PM