



**Board of Directors' Meeting Minutes
In Person and Via Zoom
August 18, 2022
2:00 PM**

Board Member(s) Present:

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

Also Present:

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

CALL TO ORDER

Jan Van Willigen called the meeting to order at 2:00 PM. The Board of Directors, Management and six homeowners were present at the HOA office, which is located at 54-320 Southern Hills La Quinta CA. There were an additional 18 homeowners present via Zoom.

Meeting Minutes

Gavin Schutz made a motion to approve the minutes of the Board of Directors Meeting of June 16 and June 22, 2022 and the Executive Session of June 16, 2022 with one minor edit. Seconded by Dean Rivale; passed unanimously.

Open Forum – Gary Dolenga, homeowner, requested that the Board of Directors take a position regarding City of La Quinta STVR Initiative Measure A. Discussion ensued regarding the importance of City of La Quinta registered voters expressing their position, in favor of or not, of the ballot measure.

Management was instructed to distribute an objective document describing Measure A, providing an explanation of the effect of a yes vote and a no vote. Questions to be referred to N4N (Neighbors for Neighborhoods) and opposition VRON (Vacation Rental Owners and Neighbors). The Board President to review and approve document before it is distributed to homeowners.

Gary Tomak, homeowner, stated that schools are losing funds because families are not moving into the area due to vacation rental purchasers buying available housing.

Lou LaMonte, homeowner, questioned why a lemon tree was removed across the street from his residence. Mr. LaMonte was advised by Marcus Rivera, Landscape Manager and Certified Arborist that a property wide tree survey was conducted by the Landscape Committee Chair and himself. The goal was to identify trees that were diseased, substantially deformed, or damaged. Those trees are scheduled to be removed as soon as possible and replaced when the weather cools to ensure that the new trees can survive and thrive.

Financial Statements

Dean Rivale, Treasurer, provided a financial report to the Board. Jan Van Willigen made a motion to accept the Operating Fund Financial Statement as of June 30, 2022, the Accounts Receivable Summary as of July 31, 2022, the 2nd Quarter Bank Statements, and the Financial Review Certifications of May and June 2022, as presented. Seconded by Gavin Schutz; passed unanimously.

Cell Tower Update – Kelly McGalliard informed the Board that Jan Van Willigen and Management have participated in meetings with a team from Vertical Bridge, which is a private cellular tower project developer and Crown Castle, which is a public cell tower developer. Our attempts to meet with American Tower have not been successful.

Vertical Bridge expressed a higher level of interest in our project than Crown Castle; therefore, Jan Van Willigen and Management recommend engaging Vertical Bridge via a Marketing Agreement, which will enable Vertical Bridge representatives to pursue cell tower carriers on the Association's behalf. Gavin Schutz made a motion to proceed with Vertical Bridge. Seconded by Dean Rivale; passed unanimously.

Non-Potable Water – Mike Walker provided an update on the pursuit of non-potable water for Association irrigation and lakes. The PGA WEST Club Golf Course Management, Jan Van Willigen, Res I Management and Brent Harvey, Irrigation Specialist have a meeting scheduled. The purpose of the meeting is to discuss the feasibility of revamping the Association's Stadium side irrigation system to supply non-potable canal water to the Stadium course. This project will be in conjunction with the Club's project of redesigning the golf course irrigation to utilize canal water for irrigation.

CVWD Representatives regarding Water Conservation & Rates – Lisa Francis and Dan Martin presented a PowerPoint presentation regarding the current State Ordered Level 2 Mandatory Water Conservation Actions and the Coachella Valley Water District (CVWD) directives:

- Spray Irrigation is prohibited during daylight hours
- Outdoor Water Budgets (OWB) must be reduced by 10%
- CVWD Discourages Overseeding
- Water runoff into streets and sidewalks is prohibited
- Broken sprinklers must be fixed within 5 days

- Water waste patrols will be increased
- Irrigation of non-functional turf is prohibited at commercial, industrial, and institutional sites including HOAs.
 - a) Any valve that waters turf and trees can remain 100% operational
- Fines up to \$500 per day may be imposed

Drought Penalty Chart

	Tier 1	Tier 2 up to 90%	Tier 2 above 90%	Tier 3	Tier 4	Tier 5
Standard rate (per ccf*)	\$0.94	\$1.17	\$1.17	\$3.59	\$4.21	\$6.44
Drought Penalty (per ccf*)			+\$0.29	+\$1.80	+\$3.16	+\$6.44
Total per ccf* unit			-\$1.46	-\$5.39	-\$7.37	-\$12.88

* 1 ccf is equal to one hundred cubic feet or 748 gallons and is also 1 unit of water.

- CVWD increased its turf conversion rebate from \$2 to \$3 per square foot

Please follow the link below provided by Coachella Valley Water District, regarding drought updates and water usage. <http://www.cvwd.org/261/Drought-Updates>

Management Update Cost Impact of Increased Water Rates – Mike Walker informed the Board that the water budget for 2022 is \$614,391. As of June 30, the Association is 1.4% under budget for water. The 2022 budget incorporated increases to the meter and backflow charges, which were to be effective July 2022. CVWD has opted to not impose the increased meter and backflow fees; however, they have significantly increased the cost for water (see chart above). Management has calculated that if there are no additional fees and or penalties imposed by CVWD, the Association should be able to water through December 2022 in accordance with CVWD’s regulations and end the year within budget on this line item.

2022 Rye Grass Overseeding – Dean Rivale made a motion to not overseed in 2022. Seconded by Paula Turner. After much discussion and consideration of CVWD’s recommendation and the budget, a vote was taken. Gavin Schutz, Dean Rivale, Paula Turner, Carol Nolte and Kenn Ulrich voted in favor on not overseeding in 2022. Jan Van Willigen and Laurel Klaus voted in opposition of not overseeding in 2022.

Proposal Pinnacle Design Company – Paula Turner made a motion to accept Pinnacle Design Company’s proposed scope of work at a cost not to exceed \$15,000. Seconded by Carol Nolte; passed unanimously.

Sign Policy Addition – Kenn Ulrich drafted a clarification statement to be incorporated into the Association’s Sign Policy. The added verbiage acknowledges that in addition to the policy as stated, which primarily relates to real estate signs, that the Association adheres to county, state and federal laws related to signage. Kenn Ulrich made a motion to approve the clarification verbiage and add same to the existing sign policy. Seconded by Carol Nolte; passed unanimously.

Pool/Spa Heating Survey – The Board reviewed the Pool and Spa Heating Survey, which was developed to assist the Board in determining the pool and spa heating schedule for October through December 2022 and January through May 2023. The majority of the survey respondents expressed that they are in favor of heating 33.3% of the pools and all of the spas. Gavin Schutz made a motion that the pool and spa heating schedule for the remainder of 2022 and January through May 2023 shall be based upon 33.3% of the pools being heated, and all the spas being heated. Additionally, all pools to be heated during holiday and special event periods, as determined by Management. Seconded by Dean Rivale; passed unanimously.

Tremblay Gate Contract – Brian Tremblay, of Tremblay Iron Works provided a proposal to replace 50 fiberglass gates, with metal gates. Jan Van Willigen made a motion to approve the Tremblay proposal as presented, to purchase 50 gates. The proposal reflects no price increase over the 2022 contract. Seconded by Dean Rivale; passed unanimously. This brings the total number of fiberglass gates that are beyond repair; therefore, replaced with metal gates to, 150.

PGA WEST Combined Community Rules & Regulations Proposed Rule Change (1.3.6) – The PGA WEST Master Association, in conjunction with the Compliance Committee, propose to revise rule 1.3.6 as follows: No more than two vehicles per dwelling unit may be parked on the street at any time during the hours of 12AM - 7AM. Rule 1.3.1 requires the garage to be used to full capacity before parking on the street. Use of private driveways for parking is encouraged. Jan Van Willigen made a motion to approve revised PGA WEST Combined Community Rule 1.3.6 as presented. Seconded by Carol Nolte; passed unanimously.

Updated Architectural Guidelines – Jan Van Willigen made a motion to approve the updated Architectural Guidelines as presented. Seconded by Paula Turner; passed unanimously. The updated Architectural Guidelines to be provided to the membership accompanied by the 2023 Operating Budget. Owners will have 28 days to provide their comments regarding the guidelines, and the matter will be before the Board for consideration at the January Board Meeting.

Pool Rental Business (Swimby) – Kenn Ulrich shared information regarding ‘Swimby’, which simply stated is an Airbnb for pools. Presently the Board is not aware of residents renting out their private pools; however, when the CC&Rs are updated, the Board will consider prohibiting this practice. No action required at this time.

Painting Bids 42 Units – Three painting contractors were provided a Request for Proposal to paint the stucco and trim on 42 Champion units (Phases 26A and 35A). Gavin Schutz made a motion to

accept Ivan Painting's proposal, with the caveat that the contract be awarded in two phases. Phase 35A to be completed and based upon Management's acceptance of the quality of work, Phase 26A to be subsequently contracted. Seconded by Dean Rivale; passed unanimously.

SCT 2023 Reserve Study Proposal – Jan Van Willigen made a motion to approve the SCT 2023 Level II Reserve Study proposal at a cost of \$9,000. Seconded by Gavin Schutz; passed unanimously.

Committee Reports – The respective Committee Chairs of the Landscape/Pool, Architectural, Compliance, Gate and Patrol, Master Association, Communication, Bighorn Sheep and Burrtec Organic Waste Committee Chairs provided reports to the Board.

General Manager's Report - Michael Walker, General Manager, provided information regarding Association activities, including utility consumption updates, landscape, pest, lake, pool, and maintenance departments.

Gavin Schutz made a motion to adjourn at 5:50 PM. Seconded by Jan Van Willigen; passed unanimously.

Respectfully submitted,

Paula Turner, Secretary

The next Board of Directors' Meeting is scheduled for
November 2, 2022 at 2:00 PM

There will also be open meeting Budget Workshops on September 29 and October 20, 2022.

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