



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

Board Member(s) Present:

- Jan Van Willigen, President
- Paula Turner, Secretary
- Carol Nolte, Director
- Kenn Ulrich, Director
- Laurel Klaus, Director – Present Via Zoom

Board Members Absent:

- Gavin Schutz, Vice President
- Dean Rivale, 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. Four members of the Board of Directors were present in person, one Board member was present via Zoom and two Board members were absent. Management and seventeen 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.

Meeting Minutes

Paula Turner made a motion to approve the minutes of the Board Meeting and Executive Session of August 18, 2022 and September 1, 2022, Emergency Board Meeting of September 7, 2022, September 29, 2022 Budget Workshop #1 and October 20, 2022 Budget Workshop #2, and October 11, 2022 Landscape Committee/Board Quorum Meeting. Seconded by Kenn Ulrich; passed unanimously.

Financial Statements

Kelly McGalliard, Operations Manager, provided a financial report to the Board. Jan Van Willigen made a motion to accept the Operating Fund Financial Statement as of September 30, 2022, Accounts Receivable Summary of October 15, 2022, Financial Review Certification for July, August, and September 2022, and 3rd Quarter Bank Statements, as presented. Seconded by Carol Nolte; passed unanimously.

The Association’s Investment Advisor, Mark Copeland, of Signature Estate & Investment Advisors LLC, was present via Zoom. Mr. Copeland provided an overview of the Association’s portfolio and he expressed optimism regarding safe investment opportunities such as Treasury notes that are presently available. No action required; none taken.

Non-Potable Water – Jan Van Willigen informed the Board that a meeting was conducted with Brent Harvey, Irrigation System Specialist. The purpose of the meeting was to discuss the feasibility of converting the water supply for the Stadium side of the Association, from potable to non-potable water. Mr. Harvey is working with the PGA WEST Club to update their irrigation system on the Stadium Golf Course and the Association has an interest in partnering with the Club to access canal water. Mr. Harvey provided a proposal to perform a Water Supply Conversion Study for the Res I HOA. Kenn Ulrich made a motion to approve the proposal, with the caveat that the Association will only proceed with the proposal if obtaining the non-potable water is definitively possible. Seconded by Carol Nolte; passed unanimously.

Cell Tower Update – Kelly McGalliard provided an update on the pending agreement with Vertical Bridge to pursue telecommunications carriers that may be interested in installing telecommunications devices. These devices may include one or more towers, although the Association is looking into antennas, and other devices that are less imposing than towers.

Pinnacle Design Company Proposal Cherry Hills Peninsula Update – Jan Van Willigen made a motion to approve Pinnacle moving forward with seeking competitive bids to facilitate landscape construction costs to renovate the Cherry Hills Peninsula. Bids to be sought that are labor only as well as labor and materials. Seconded by Kenn Ulrich; passed unanimously.

2023 Budget – Jan Van Willigen made a motion to approve the 2023 Operating Budget with operating disbursements totaling \$9,605,965, and reserve allocation totaling \$2,300,822. Seconded by Kenn Ulrich; passed unanimously.

Pinnacle Design Landscape Plan – Ken Alperstein and Doug Enroth, Landscape Architects with Pinnacle Design Company, met with two Board members and Management to discuss the possibility of Pinnacle designing a Master Landscape Plan for the Association. Pinnacle will be providing a proposal to develop the plan prior to the next meeting of the Board in January 2023.

2022 Audit Proposal Brabo Carlsen – Jan Van Willigen made a motion to approve the 2022 audit proposal for Brabo Carlsen to conduct and audit and prepare the Association’s 2022 year-end financial statements. Seconded by Paula Turner; passed unanimously.

Master Association Payment Schedule – Kelly McGalliard informed the Board that the Master Association Management provided an automatic debit form for the Res I Board’s consideration as

an alternative payment method to the current practice of payment by check. The Res I Board considered the payment option but decided to continue to pay the monthly Master Association assessment payment on behalf of all Res I owners by check, as has been the practice for many years.

Garage Door Signs Rule Change – Kenn Ulrich, Board Director, made a motion to change the Association’s current sign policy, whereby the option of placing real estate signs on garage doors would be prohibited, and real estate signs would be placed in the planter bed closest to the unit. Seconded by Carol Nolte. Carol Nolte, Kenn Ulrich and Laurel Klaus voted in favor of the motion; Jan Van Willigen and Paula Turner voted in opposition to the motion. Motion passed, 3 in favor, 2 opposed. The revised Garage Door Signage Rule will be distributed for 28-day comment period.

Board of Directors’ Meeting Calendar – Meeting calendar to be posted on the Association’s website at pgawest.org.

Committee Reports – Reports were provided by the Landscape/Pool, Architectural, Compliance, Master Association, Communication, Bighorn Sheep and Burrtec Organic Waste Committees.

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

Open Forum – Karen Pelletier suggested that if the Association taps into a non-potable water source, that a valve be installed so that the Association has the option to use either potable or non-potable water. Ms. Pelletier was informed that Management has discussed installing a gate valve so that the option for non-potable water is available. Gary Dolenga expressed gratitude to the Board for their tireless volunteer work, and he inquired about solar guidelines in the HOA. Mr. Dolenga was provided a copy of the Association’s Solar Guidelines. Bob Knight asked for clarification regarding the new overnight parking rule. Karen Pelletier, Master Association Board member and Compliance Committee Chair, provided the details of the revised rule, which allows for two vehicles per unit to be parked between midnight and 7:00 AM on the street. Garages must be used for parking, but driveway parking prior to street parking is discretionary, but encouraged. Tom Bonacki expressed that Pool 3T on Canterbury is not being serviced to his satisfaction. He also asked about enforcement of Measure ‘A’ should it pass and become law that STRs are not permitted. Mr. Bonacki was advised that as a City law, enforcement would be a City of La Quinta function. Management to investigate the condition of Pool 3T. Diane Knight expressed that she observed an employee of the pool cleaning contractor cleaning a pool on Pebble Beach with a net instead of a vacuum. She also expressed her dissatisfaction with the recent paint applied to the Stadium and Palmer entrances. Ms. Knight was assured that Management documents the pool conditions and contacts the Pool Service Contractor as needed, and that the Master Association is

the entity to contact regarding the color of the entrances. Lauren White asked why canal water cannot be used everywhere. Ms. White was informed that the initial attempt to connect to non-potable water will be on the Stadium side in conjunction with the Club's effort to redesign their watering system. Hopefully this economy of scale will help minimize the cost, which will likely be a significant investment. Anna Gilpin expressed concern that freshly installed plants are being over watered. The irrigation department has been requested to adjust the newly installed sprinklers to provide the correct amount of water. Robbie Banks expressed concern regarding potential health issues related to installing cellular towers within the Association. Mr. Banks was assured that due diligence will be applied by the Board regarding installation of telecommunication devices.

Jan Van Willigen made a motion to adjourn at 4:25 PM. Seconded by Paula Turner; passed unanimously.

Respectfully submitted,

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

Paula Turner, Secretary

The next Board of Directors' Meeting is scheduled for
January 26, 2023 at 2:00 PM

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