



**Board of Directors' Meeting Minutes  
In Person and Via Zoom  
March 12, 2024  
2:00 PM**

Board Member(s) Present:

- Jim Young
- Laurel Klaus
- Gavin Schutz
- Carol Nolte
- Michael Sandstrom
- Robbie Banks
- Jay Agoado

Also Present:

- Kelly McGalliard, General Manager

**CALL TO ORDER**

Kelly McGalliard called the meeting to order at 2:00 PM. The Board of Directors, Management and sixteen homeowners were present in person at the HOA office, which is located at 54-320 Southern Hills La Quinta CA. There were additional homeowners present via Zoom.

**Election of Officers**

Jim Young removed himself from the STVR category. Robbie Banks removed himself from the President category. Jim Young was elected as President with 7 votes. Laurel Klaus was elected Vice President with 6 votes. Gavin Schutz was elected Treasurer with 6 votes. Carol Nolte was elected Secretary with 7 votes.

**Appointment of Committee Chairpersons**

- a. Architectural Committee – Michael Sandstrom was appointed to serve as Chairperson.
- b. Landscape/Pool Committee - Carol Nolte was appointed to serve as Chairperson, Laurel Klaus, and Jay Agoado were appointed to serve as committee members.
- c. Compliance – Jay Agoado was appointed to serve as the Res I Representative.
- d. Short Term Vacation Rental (STVR) – Jay Agoado was appointed to serve as Chairperson.
- e. Communication – Carol Nolte was appointed to serve as Chairperson.
- f. Master Association – Jim Young was appointed to serve as the Res I Board Member Representative for a 2-year term as a Master Association Director.

## **Meeting Minutes**

Carol Nolte made a motion to approve the Board Meeting Minutes of 01/25/24, the Executive Session Minutes of 01/18/24, Executive Session of 01/25/24, and Executive Session Minutes of 02/23/24. Seconded by Laurel Klaus; passed unanimously. Gavin Schutz, Michael Sandstrom, and Robbie Banks abstained from the vote as they were not Board members at the time of the meetings.

## **Financial Statements**

James Young, Treasurer, provided an overview of the December 2023 financial statements as well as the year-to-date financial position of the Association. Financial review certifications for November and December of 2023 were confirmed to be signed by both the Treasurer and President. Gavin Schutz made a motion to accept the December Financial Statements. Seconded by Jay Agoado; passed unanimously.

## **Civil Code § 5502. Approval for Large Transfers**

The Board discussed an Association Civil Code §5502, which prevents Management from issuing a transfer of funds that exceeds \$10,000 without formal Board approval. Gavin Schutz motioned to approve the Board's resolution to allow the transfer of funds from the Association's operating budget for recurring monthly payments to vendors identified in the text of the resolution exceeding 10,000. Seconded by Laurel Klaus; passed unanimously.

## **Old Business**

**Spectrum Contract** - Management to continue negotiating a renewal contract with Spectrum. Management to inquire if homeowners can opt out of TV and only pay for internet when homeowners are not in residence for a period 3 months or more. Additionally, Management to request a proposal for internet service only.

**La Quinta STVR Permit Ban Exclusion & City of LQ Reply** – Jim Young summarized what the letter from the city of La Quinta stated, which essentially asks Associations whose governing documents do not prohibit short term rentals if the Association is interested in requesting an exemption from the short-term rental ban presently in effect.

The STVR Committee will meet and develop a recommendation to the Board of Directors. Jim Young motioned to appoint Jay Agoado, Gavin Schutz, and Robbie Banks as members of the STVR Committee. Seconded by Jay Agoado; passed unanimously.

## **New Business**

**2023 Audit – Wayne Carlsen, CPA, Carlsen and Ferris** prepared the 2023 Annual Audited Financial Statement. Gavin Schutz made a motion to approve the 2023 Audit as presented. Seconded by Jay Agoado; passed unanimously.

**Palm Tree Trimming Bid Summary** – Management was instructed by the Board of Directors to return to the Palm Tree Trimming contractors and request a lower rate. Additionally, Management to request a price to skin (remove the outer husks) the palm trees.

**Tournament Stucco and Trim Painting (70 Units)** – Jim Young motioned to award the contract to Ivan’s Painting. Seconded by Laurel Klaus; passed unanimously. Management to contact Ivan’s Painting to negotiate the final contract, including a schedule for the Oak Hill wall repair and paint, as well as the 70 Tournament units.

**Labor Only Contract** – MC Painting – Jim Young motioned to accept MC Painting’s proposal for a labor only contract to help address the large amount of outstanding stucco repair work orders. Seconded by Michael Sandstrom; passed unanimously.

**Incident Regarding Chlorine Reaction** – Jim Young provided a summary of the incident. Valley Pools provided a root cause analysis regarding the issue. No action taken.

**55-504 Firestone – Request for Reimbursement** – Jim Young motioned the Association reimburse the homeowner for emergency work ordered and paid for by the homeowner for work that the Association would have been responsible for. The reimbursement amount to be the equivalent of what the repair would have cost, had the Association contracted for the repairs, which is considerably less than the cost the owner paid. Seconded by Laurel Klaus; passed unanimously.

**Committee Reports** – The Landscape/Pool, Architectural, Compliance, Master Association, and Communication Committee Chairs provided reports to the Board.

**Speed Limit Sign on Interior of Palmer Gate** – Jay Agoado motioned the Association install a proper speed limit sign inside of the Palmer gate in a location that is highly visible upon entry to the Palmer side of the property. Seconded by Gavin Schutz; passed unanimously.

## Correspondence

- I. Homeowner's Request to Paint Curb Red- The Board reviewed an email from a homeowner expressing concerns regarding a truck constantly being parked on Shoal Creek and the homeowner requested the curb be painted red in that location. Jim Young motioned not to paint the curb red. Seconded by Gavin Schutz; passed unanimously.
- II. Gas Prices - An email from Robbie Banks regarding gas prices prompted a discussion regarding current gas prices, gas budget and heating of pools. Robbie Banks motioned to heat all pools for the remainder of March and April. Jim Young amended the motion adding that the Board will call an emergency meeting if gas prices increase significantly. Seconded by Jay Agoado; passed with 6 votes. Gavin Schutz voted against the motion.

**General Manager's Report** – Kelly McGalliard, 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 – Topics Discussed Include:

- a. Compliments to BRS Roofing, concerns with roof repairs/replacements during windy conditions
- b. Landscaping issues at the Palmer entrance
- c. Suggested "Welcome to PGA WEST" signage at the entrances.

Jim Young made a motion to adjourn at 3:57 PM. Seconded by Carol Nolte; passed unanimously.

Respectfully submitted,



Carol Nolte, Secretary

The next Board of Directors' Meeting is scheduled for  
April 25, 2024 at 2:00 PM

An Executive Session to address contracts, legal issues and personal matters was conducted immediately following the Board of Directors' Meeting.