

**PGA WEST Master Association
BOARD OF DIRECTORS MEETING
April 1, 2014
MINUTES**

A meeting of the Board of Directors of the PGA WEST Master Association was held on Tuesday, April 1, 2014, at 1:00 p.m. in the Ryder Cup Room at the Private Clubhouse. A quorum of the members was present.

MEMBERS PRESENT: Richard Hayes President
 Jim Cox Vice President
 Mary Caldwell Director
 Dick Moore Director
 Russell Roehrkasse Director
 Mickey Evans Director

MEMBERS ABSENT: Linn Wiley Secretary/Treasurer

ALSO PRESENT: Rosie Galla, Jodi Fischer, Lynn Gilliam and Robert Pantanella representing The Management Trust and David Peters, attorney.

CALL TO ORDER:

The meeting was called to order by the President, Richard Hayes, at 1:25 p.m.

Code of Conduct

Mr. Hayes stated the Code of Conduct is now being recommended by the Courts and is being adopted by more associations.

Ms. Caldwell moved, Mr. Roehrkasse seconded to adopt the Code of Conduct as written and to review it again in six (6) months. Motion carried; Mr. Evans and Mr. Moore opposed.

Mr. Peters as Inspector of Election stated the CC&R amendment ballot has been continued to June 3, 2014.

GATE AND PATROL SERVICES REPORT:

Mr. Pantanella submitted the incident report for the month of March 2014. It was reviewed and discussed by the Board.

Extra Coverage:

Mr. Pantanella requested extra patrol coverage for the upcoming music festivals. He proposed to lease golf carts from Desert Security for 18 hours per day for a total of approximately \$3,200.

Mr. Moore moved, Ms. Caldwell seconded to approve the request. Motion carried unanimously.

16 Hour RV Agreement:

Ms. Caldwell noted the current 16 Hour RV Agreement should be tabled until the CC&R amendment is passed. The Compliance Committee will review the Agreement at that time.

Ms. Caldwell moved, Mr. Roehrkasse seconded to allow the current 16 Hour RV Agreement to remain in place until such time as the CC&R amendment is passed. Motion carried. Mr. Moore and Mr. Evans abstained.

Legends Gate Proposal

Mr. Brown and Mr. Pantanella presented the proposal for the installation of readers at the north and south side of the Legends Gate along with a proposal for the installation of a window in both the south and north side of the guardhouse office doors. The reader proposal from Mercer was \$7,104.68 and the windows are \$500 each or \$1,000.

Mr. Roehrkasse moved, Mr. Evans seconded to approve the proposals as presented. Motion carried unanimously.

APPROVAL OF MINUTES:

The Board reviewed the minutes of the February 26, 2014 Special Board meeting and the March 4, 2014 Board meeting. The following correction was noted for the March 4 minutes: the last two sentences under the New Business Section - Minutes be deleted.

Mr. Roehrkasse moved, Mr. Moore seconded to approve the February 26, 2014 minutes as presented. Motion carried unanimously.

Mr. Roehrkasse moved, Mr. Moore moved to approve the March 4, 2014 minutes as corrected. Motion carried. Ms. Caldwell opposed

The Board met in Executive Session March 4, 2014, at 12:30 p.m. for the discussion of legal issues, contracts and delinquencies.

The Board Met in Executive Session on April 1, 2014 for the discussion of director issues.

FINANCIAL REPORT:

Ms. Fischer presented the financial report for the month of February 2014.

Ms. Caldwell moved, Mr. Moore seconded to accept the financial report as presented. Motion carried unanimously.

MANAGEMENT REPORT:

The Board reviewed the action list prepared by management.

COMMITTEE REPORTS:
COMPLIANCE COMMITTEE

Ms. Caldwell gave a brief update on the violations.

LANDSCAPE:

Ms. Caldwell provided the strategy for the median renovation and noted the trees without lights are being cataloged.

FACILITIES

Mr. Moore noted the committee installed a test light at the #8 mountain light. A report on the lights will go into the next newsletter.

Roto-Lite is working on an alternative to the neon lights at the entrance.

LEGAL AFFAIRS

Mr. Hayes noted there is nothing new to report.

INSURANCE

Mr. Cox reported a 20% increase in the insurance renewal received from A.J. Gallagher. Gallagher attributes the increase to national HOA losses of 220%. The policies expire May 1, 2014; Mr. Cox will ask Gallagher for an extension or a reduction in liability to 10%. He requested authority to approve the renewal based on either of the options.

Mr. Evans moved, Mr. Roehrkas seconded to approve the options presented. Motion carried unanimously.

Mr. Cox reported on the letter received from Fireman's Fund indicating there was no coverage under the policy for the All Valley BBQ Small Claims suit.

GOVERNING DOCUMENTS

Mr. Hayes noted the current charter has a confidentiality clause and submitted an amended charter for approval.

Ms. Caldwell moved, Mr. Evans seconded to approve the amended charter as presented. Motion carried unanimously.

Mr. Hayes noted the charter requires all members of the committee to be Association members. Mr. Duke Parks is not an owner or an indirect owner, therefore he is not qualified to serve on the committee. Mr. Hayes noted Deborah Brill volunteered to serve on the Committee as the representative for PGA WEST Fairways Association.

Ms. Caldwell moved, Mr. Roehrkassee seconded to remove Mr. Parks from the Committee and appoint Ms. Brill. Motion carried unanimously.

The Charter requires all members to sign a Code of Conduct.

COMMUNICATIONS

Ms. Caldwell reported that she and Mr. Lesser are working on the overall strategic plan for communication and website content is being gathered.

COMMUNITY SERVICES

This was previously discussed.

UNFINISHED BUSINESS:

CVWD Easement

No change in status

Review RFP for Management Services

Mr. Evans and Mr. Roehrkassee have met with two companies and shown the property to them. Questions have arisen regarding financial statements; it was noted sufficient financial information has been provided. An organizational chart has also been requested. Mr. Cox requested approval to provide bidders with insurance information. It was noted the bidders should receive the "dec page" for the insurance.

NEW BUSINESS:

Alternate Annual Meeting Date

Discussion ensued regarding an alternate date for the annual meeting if a quorum is not achieved. With the reduced quorum requirement of 25% already achieved, May 6, 2014, was chosen for the alternate date. The Ballot count will commence at 10 AM. With the exception of the ballot count, all other presentations for the annual meeting will take place April 24th.

CORRESPONDENCE: None

OPEN FORUM:

Homeowners spoke on various topics. They included: thanking Mr. Hayes and Mr. Wiley for all their work on the Board; changes on the median landscape should include renderings along with costs; citations relative to the stop sign at the Private Club being run and acknowledgement of the work the gates and patrol committee members are doing.

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NEXT MEETING DATE:

The next scheduled Board meeting will be held May 6, 2014, at 1:00 p.m. at the Private Club, Ryder Cup Room, La Quinta, CA.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting adjourned at 3:30 p.m.

Respectfully submitted,

Jim Cox, Vice President

As prepared by The Management Trust

Date