

**PGA WEST MASTER ASSOCIATION**  
**ANNUAL MEETING OF THE MEMBERS**  
**MINUTES**  
APRIL 25, 2013

The annual meeting of the members of PGA WEST Master Association was held on Thursday, April 25, 2013 at the Club at PGA WEST, La Quinta, California.

**BOARD MEMBERS PRESENT:**

Richard Hayes, President  
Jim Murphy, Vice President  
Linn Wiley, Secretary / Treasurer  
Mary Caldwell, Director  
Jim Cox, Director  
Steve Hastings, Director  
Richard Moore, Director

**ALSO PRESENT:**

John Handel, Jodi Fischer, Bob Pantanella and  
Donna Marinaccio, representing Management  
and David Peters, representing Peters &  
Freedman, Association legal counsel

**CALL TO ORDER**

President Hayes called the meeting to order at 3:00 p.m. and welcomed the members.

**PROOF OF NOTICE / QUORUM**

Management verified that notice of the meeting was sent to the membership and that a quorum of 2,068 members was present by proxy and in person.

**PRESIDENT'S REPORT**

Mr. Hayes summarized the business activities of the Board of Directors and the Association for the past year. He noted that revised Master Association Community Rules had been approved and distributed by the Board of Directors after the required 30 day comment period from the membership. He also noted that PGA WEST Residential Association had requested Alternative Dispute Resolution regarding the Master Association's right to promulgate and enforce the Community Rules throughout the PGA WEST Community.

#### **TREASURER'S REPORT**

Mr. Wiley stated that the Association's financial condition was good, and reviewed the independent CPA's year end audit for 2012. He noted that for the twelve month period ending December 31, 2012, the Association realized excess revenues over expenses of \$109,172. He also gave an overview of the 2013 Reserve Study, and noted that the Association achieved an overall savings of 20% in renegotiated contract pricing for the 2013 operating budget.

#### **INSURANCE REPORT**

Mr. Cox reviewed the Association's insurance policies issued through Arthur J. Gallagher Agency. He noted that this pooled risk policy represented premium costs of about 1% of the Association's total operating costs.

#### **GATES & PATROL REPORT**

Mr. Hastings reported the Association is in its second year with Guardsmark as the contract service provider for gates and patrol services. He noted improvement in patrol services with the addition of a golf cart. He also mentioned that video cameras have been installed at the unmanned gates.

#### **COMMUNICATIONS REPORT**

Ms. Caldwell noted that the Dwelling Live website for access control continues to evolve with new features, including periodic email blasts regarding safety alerts and landscape maintenance notices. A quarterly newsletter is published by the Association ("Master Matters"), and is distributed at the manned gatehouses as well as on line.

#### **LANDSCAPE COMMITTEE REPORT**

Ms. Caldwell thanked the committee members (Deborah Brill, Penny Sturgill and Eliane Frye) for their work on common area landscape, including landscape and facility enhancements at the Palmer, Stadium and Nicklaus gatehouses and entries. This work will be completed in mid-May. Future anticipated projects include the side areas of the entrance gates. An assessment of potential improvements to the main entrance to PGA WEST at the corner of Avenue 54 and PGA Boulevard is also being conducted.

### **COMMUNITY SERVICES REPORT**

Mr. Pantanella, Director of Community Services, provided an overview of emergency preparedness for individual homeowners and how they can be prepared for the possibility of no electricity, no water and no sewer service in the event of a natural disaster. It is important to store needed supplies in an accessible area and to ensure there is an out of state liaison to contact once communications are restored.

Lt. Matt Jimenez of the La Quinta Police reported that noise and nuisance complaints from the Coachella Fest and other music festivals have lessened this year due to better cooperation and collaboration between Golden Voice Productions and the various city entities. We are doing very well on crime prevention at PGA WEST, especially considering that crime elsewhere is up 14% across the board this past year. He reviewed other crime statistics in the state and noted with the "Citizens on Patrol" program needs more volunteers from the community.

### **APPROVAL OF MINUTES**

A motion was made and seconded to waive the reading of the minutes of the April 26, 2012 Annual Meeting and approve them as submitted. Motion carried.

### **REVENUE RULING 70-604**

Association Counsel David Peters explained the IRS Revenue Ruling 70-604 which requires a vote of the membership on the disposition of excess income over operating expenses, if any, at the end of the fiscal year. A motion was made and seconded to apply any excess income in 2013 to the next year's operating expenses. Motion carried.

### **ELECTION OF DIRECTORS**

Mr. Peters reviewed the procedures for balloting to elect four (4) directors to the Board of Directors. He announced the following candidates were elected to the board: Mary Caldwell, Jim Cox, Mickey Evans and Richard Moore. He thanked all the candidates for their willingness to serve, and gave special thanks to Jim Murphy for his many years of dedicated service to the community on the Master Association Board of Directors.

## **OPEN FORUM**

The following topics were raised in the Open Forum:

1. Thank you for the safety signage work done at the Weiskopf gatehouse
2. A motor home was allowed to remain on property for 24 hours during a music festival – it should only be allowed one hour on property.
3. Earthquake insurance is to cover Association facilities, such as the gatehouses, roads and perimeter walls.
4. Residential associations are responsible for the signage on their own streets.
5. The Association should consider reinstating decals for vehicles in addition to the transponders.
6. Alternative Dispute Resolution between PGA WEST Residential Association and PGA WEST Master Association.
7. Directional sign between the Private Clubhouse and the Nicklaus gate needs to be changed.
8. Short term rentals must be registered with the City of La Quinta and complaints should be directed to the City's hot line.
9. Two manhole covers dropped below the street surface south of the Private Clubhouse on PGA Boulevard.
10. Neighborhood Watch program which was in place years ago.
11. CERT Training for gates and patrol staff
12. The need for a Legal Affairs Committee to hire a different attorney to deal with the ADR because Mr. Peters is conflicted as he represents both PGA WEST Residential Association and PGA WEST Master Association.

## **ADJOURNMENT**

There being no further business to come before the members, and upon motion duly made, seconded and carried, the meeting was adjourned at 4:25 p.m.

Respectfully submitted,

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Linn Wiley, Secretary / Treasurer

Date \_\_\_\_\_

