

**PGA WEST Master Association
BOARD OF DIRECTORS MEETING
April 2, 2013
AMENDED MINUTES**

A meeting of the Board of Directors of the PGA WEST Master Association was held on Tuesday, June 4, 2013, at 1:00 p.m. at The Ryder Cup room at the Private Clubhouse. A quorum of members was present and business was conducted as contained herein.

<u>MEMBERS PRESENT:</u>	Richard Hayes	President
	Jim Murphy	Vice President
	Linn Wiley	Sec/Treasurer
	Jim Cox	Director
	Mary Caldwell	Director
	Steve Hastings	Director
	Dick Moore	Director

MEMBERS ABSENT: None

ALSO PRESENT: Donna Marinaccio, Jodi Fischer, Robert Pantanella and John Handel representing The Management Trust. Lee Weigel representing Guardsmark.

CALL TO ORDER:

The meeting was called to order by the President Richard Hayes at 1:00 p.m.

OPEN FORUM:

A homeowner asked the Board to consider attaching two "Caution - Stop for golf carts crossing both ways" signs on the Weiskopf entry gates. The homeowner also suggested that a stop line and the word STOP be painted on the asphalt before the gates. He also noted that a delay in the gate arm opening would also help prevent an accident. The Board instructed Management to proceed with the homeowner's request.

A homeowner discussed his impending fine. The Board said that this subject will be discussed in Executive Session. The homeowner requested to be present at the Executive Session when his issue was to be discussed. He was told by the Association President that he could not attend. The homeowner stated it was his right to do so per Davis Stirling codes. The President then stated his issue would not be discussed in Executive Session that day. The homeowner then asked if his request was being denied and the President did not reply.

GATE AND PATROL SERVICES REPORT:

Mr. Pantanella submitted a report for the month of March which was reviewed and discussed by the Board of Directors.

Mr. Evans requested that the officers at the gatehouses wave at the homeowners when they approach the gate. Mr. Weigel will implement that policy immediately.

COMPLIANCE COMMITTEE

Mr. Hastings gave a brief report of the Compliance Committee meeting held in February. Mr. Hastings said 20 cases were heard, mostly for speeding, and a majority of the fines were paid in advance of the hearing.

A draft of the Compliance Procedure was submitted. Mr. Handel requested that this be placed on hold until further notice.

A draft "Mission Statement" was submitted to the Board. Mr. Handel requested that this be placed on hold until further notice.

It was brought to the Board's attention that the Coachella Festival and the Country Festival are scheduled to perform on three consecutive weekends in April, 2013. A **motion** was made by Mr. Hastings and seconded by Mr. Wiley to approve 432 additional patrol service hours, with respect to the overtime portion of the extra hours going to the regular guard staff. **Motion Carried.** The cost for extra patrol will be approximately \$10,000. Mr. Hastings would like the La Quinta City Code Ordinance to be printed out and given to homeowners.

The animal post orders submitted to the Board has been approved. This will be given to all the guards and placed on the PGA WEST Master web site.

MINUTES

A **motion** was made by Mr. Hastings and seconded by Mr. Wiley to approve the March 2013 regular session minutes as corrected. **Motion Carried.**

APPROVAL OF FINANCIAL REPORT

Mr. Wiley gave the financial report. Mr. Wiley reported that the Association has both a strong operating and capital position. Mr. Hayes would like to discuss the line item of "Retained Earnings" at the next Budget Meeting. A **motion** was made by Mr. Hastings and seconded by Mr. Murphy to approve the February, 2013 financial statement as submitted. **Motion Carried.**

AUDIT REPORT

A **motion** to approve the 2012 audit from Brabo and Carlson was made by Mr. Murphy and seconded by Mr. Cox. **Motion Carried.**

COMMITTEE REPORTS

LANDSCAPE REPORT

A landscape schedule and report was submitted by Hort Tech and reviewed by the Board of Directors. Mr. Zepeda noted that PGA Boulevard is being trimmed and the flowers are scheduled to be removed by the end of April.

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The landscape Committee representative, Penni Sturgill, addressed the Board. Ms. Sturgill presented the Committee's plan to upgrade the landscaping at three of the gatehouses on PGA Boulevard.
PGA WEST Master Association

The Board would like to have one of the gatehouse's re landscaped to determine if everyone agrees with the result. A **motion** was made by Mr. Moore and seconded by Ms. Caldwell to approve the removal and addition of plants at the Nicklaus gate. The Board has approved up to \$25,000 for the upgrades to the landscape improvement project. **Motion Carried.**

Ms. Sturgill also noted that the tile in front of the Stadium, Palmer and Nicklaus gates, are in need of painting. The Board agreed to have the tile repaired and painted chocolate brown.

MAINTENANCE REPORT

The CVWD easement for access to the Residence Club property has been sent to PGA WEST Fairways and The Residence Club for review.

CROWNE POINTE/THE SIGNATURE

Mr. Hayes noted that an amendment to the perimeter wall agreement has been signed by Wayne Rembold, Manager of The Signature, and Richard Hayes, President of the PGA WEST Master Association. This amendment includes the landscape installation of the entire perimeter wall. The Master Association also received an additional \$30,000 deposit to insure the builder's performance on additional landscape planting. The plans for the landscaping shall be submitted to the Master Association within 15 days of March 21, 2013.

REVISED COLLECTION POLICY

The Legal Affairs Committee submitted a proposed Operating Rule change for revising the current Collection Policy for delinquent assessments. Homeowners will be asked to review the revised policy and offer their comments.

A **motion** was made by Mr. Hastings and seconded by Mr. Murphy to distribute the revised Collection Policy to the homeowners, to be approved by the homeowners for comment. The comments, if any, will be discussed at the June 4, 2013 Board Meeting. **Motion Carried.** The Notice, and the amended and restated Collection Policy for Delinquent Assessments, will be mailed to the homeowners with the yearly audit.

INSURANCE REPORT

Mr. Cox noted that the insurance package for 2013 has increased less than \$1,000. A **motion** was made by Mr. Wiley and seconded by Ms. Caldwell to approve the 2013 insurance policies. **Motion Carried.** The approximate cost for the insurance package is \$35,000.

LIGHTING REPORT

Mr. Murphy noted that the additional lighting has been installed. Mr. Murphy said that the invoice for Roto-Lite can be paid.

OTHER BUSINESS
ANNUAL MEETING

The Board would like a podium and audio visual package, set up for the Annual Meeting.

GOVERNING DOCUMENTS COMMITTEE:

Mr. Hayes noted that the Governing Documents for the Master Association are outdated. A **motion** was made by Ms. Caldwell and seconded by Mr. Cox to form a committee to provide input and recommendations to the Board of Directors regarding change and improvements to the Master Associations governing documents. **Motion Carried.** Mr. Hayes suggested that three members of the Board that are not up for election start the committee. A **motion** was made by Mr. Cox and seconded by Ms. Caldwell to start the Committee and appoint Mr. Hayes, Mr. Hastings and Mr. Wiley as the Committee members. **Motion Carried.** The Committee will begin by having Mr. Guralnick, the Associations attorney, make recommendations on the Governing Documents for the committee to review.

CORRESPONDENCE REVIEW

The board discussed the correspondence between a homeowner and management. The homeowner was told on prior occasions that if he has any questions, they are to be put in writing and submitted to the board of Directors or their review, unless management is able to resolve the situation.

E-mails have been sent to homeowners endorsing particular candidates that are running for the Board. A **motion** was made by Mr. Hastings and seconded by Mr. Wiley to send an E-mail to the homeowners indicating the Master Associations position on not endorsing candidates. **Motion Carried.**

REAFFIRM/RATIFY ELECTION OF OFFICERS

Mr. Moore made a statement that the Board failed to elect officers following the member's annual meeting in April 2012, per the governing documents. After completing the balance of the agenda for the meeting, and prior to Mr. Hayes adjourning the meeting he asked for a motion to confirm and ratify the election which was claimed to have taken place in April or May of 2012. Mr. Moore objected to the motion stating no such meeting took place, so how could such a motion be requested. Without further discussion Mr. Hayes asked for a second to the motion which Mary Caldwell did. With no further discussion Mr. Hayes asked for a vote on the motion which was approved by a 6 to 1 vote with Mr. Moore being the only objector.

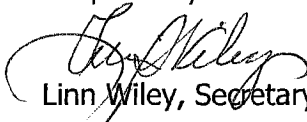
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of PGA WEST Master Association since the aforementioned date up to, and including the Board of Directors meeting of April 2, 2013. **Motion Carried.** Mr. Moore opposed the motion.

ADJOURNMENT

A **motion** was made by Mr. Murphy and seconded by Mr. Cox to adjourn the regular Board Meeting at 4:10 P.M. **Motion Carried.** The next scheduled board meeting will be held on May 7, 2013.

Respectfully Submitted:


Linn Wiley, Secretary-Treasurer