

**PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 4, 2015**

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Monday, May 4, 2015, at 1:00 P.M. at the Tournament Clubhouse, 56150 PGA Blvd., La Quinta, CA 92253. A quorum of the members were present.

MEMBERS PRESENT:

Jim Cox	Vice President
Russell Roehrkasse	Secretary/Treasurer - Arrived at 1:15 P.M.
Penni Sturgill	Director
Dick Moore	Director
Sarah Murr	Director
Mickey Evans	Director

MEMBERS ABSENT: Mary Caldwell President

ALSO PRESENT:

David Peters, Esq. – Peters & Freedman

Robert Pantanella and Cassie Gertz representing The Management Trust.

CALL TO ORDER:

The meeting was called to order by the Vice President, Jim Cox, at 1:03 P.M.

PRESIDENT'S REPORT/POLICY STATEMENTS

Mr. Cox and Ms. Murr advised everyone that the Board of Directors has a Code of Ethics and Conduct and a Conflict of Interest policy in place and reminded homeowners of the Open Forum guidelines. Ms. Murr requested that she not be recorded.

OPEN FORUM:

One Homeowner spoke on various topics. The topics included: questions regarding an alleged code of conduct violation by a Board member and the action being taken by the Board, concerns regarding election procedures and correspondence from management, and the perimeter wall paint color including the suggestion to get feedback from homeowners on the proposed color.

APPROVAL OF MINUTES:

The Board reviewed the minutes of the regular session Board meeting on March 5, 2015 and discussed changes.

Ms. Sturgill moved, Ms. Murr seconded to approve the March 5, 2015 regular session Board meeting minutes as amended. The motion passed unanimously.

The Board reviewed and discussed the minutes of the regular session Board meeting on April 1, 2015.

Ms. Sturgill moved, Ms. Murr seconded to approve the April 1, 2015 regular session Board meeting minutes as presented. The motion passed unanimously.

The Board met in Executive Session on May 4, 2015, at 2:54 P.M. for the discussion of legal matters.

It is resolved that Mary Caldwell be censured for an inappropriate remark she made at the April 23, 2015 annual meeting in which she referred to two other fellow directors as “fools”. Ms. Caldwell did not apologize for this remark. This remark without apology was determined by the majority of the remaining Board members to violate the Board of Directors Code of Conduct. *Mr. Moore, Mr. Roehrkasse, Ms. Sturgill, Mr. Evans, and Mr. Cox in favor, Ms. Murr opposed.*

FINANCIAL REPORT:

Financials

Mr. Roehrkasse presented the financial report ending February 28, 2015 and reported on the current financial position of the association. The Board reviewed the balance sheet, comparative income statements and certificates of deposit from the operating and reserve accounts for that period.

Ms. Sturgill moved, Ms. Murr seconded to accept the February 28, 2015 financial report as presented. Motion carried unanimously.

Mr. Roehrkasse presented the financial report ending March 31, 2015 and reported on the current financial position of the association. The Board reviewed the balance sheet, comparative income statements and certificates of deposit from the operating and reserve accounts for that period.

Ms. Sturgill moved, Ms. Murr seconded to accept the March 31, 2015 financial report as presented. Motion carried unanimously.

UNFINISHED BUSINESS:

Recordation Policy

The Board reviewed and discussed the draft recordation policy. The Board directed Dave Peters to work with Cassie Gertz and Mr. Evans to revise the draft policy to be presented to the Board at the next meeting.

NEW BUSINESS:

Greg Norman Gatehouse – Interior Modifications

The Board reviewed the proposals presented by the Landscape/Hardscape Committee for the interior modifications at the Greg Norman gatehouse.

Ms. Sturgill moved, Ms. Murr seconded to approve the proposals as presented and authorize a not to exceed budget of \$14,500 to include the cost of the roll up window shade. Motion carried unanimously.

Weiskopf Gatehouse/Overhang – LED Proposal

The Board discussed the proposal presented by the Landscape/Hardscape Committee for the installation of LED lights at the Weiskopf gatehouse.

Ms. Murr moved, seconded by Mr. Evans to approve the proposal as presented. Motion carried unanimously.

Legends Gatehouse/Overhang – LED Proposal

The Board discussed the proposal presented by the Landscape/Hardscape Committee for the installation of LED lights at the Legends gatehouse.

Ms. Murr moved, seconded by Mr. Evans to approve the proposal as presented. Motion carried unanimously.

Monument Signs (Various) – LED Light Installation

The Board discussed the proposal presented by the Landscape/Hardscape Committee for the installation of LED lights at the monument signs to replace the existing bar lights.

Ms. Murr moved, Ms. Sturgill seconded to approve the proposal as presented. Motion carried unanimously.

Monument Signs (Various) – Landscape Modification

The Board discussed the proposal presented by the Landscape/Hardscape Committee for the landscape planter modification to various monuments.

Ms. Sturgill moved, Ms. Murr seconded to approve the proposal as presented. Motion carried unanimously.

Palm Tree Trimming Proposal

The Board discussed the proposal presented by management for the annual palm tree trimming.

Ms. Murr moved, Mr. Evans seconded to approve the proposal as presented. Motion carried unanimously.

Perimeter Wall Paint Color

The Board discussed the proposed paint color for the perimeter wall. Ms. Sturgill stated that the Landscape/Hardscape Committee has requested feedback from the three Residential Associations regarding the Committee's chosen color. After discussion, the Board directed management to have a section of the Signature perimeter wall painted with the chosen color and to prepare a communication to the residents informing them of the proposed color location requesting feedback from the residents.

Mr. Roehrkasse moved, Mr. Evans seconded to approve sending an email communication to the residents from the Master Association informing them of the proposed perimeter wall color, sample location and request for feedback. Motion passed 4 to 2, Ms. Murr opposed and Ms. Sturgill abstained.

NEXT MEETING DATE:

The next Board meeting is tentatively scheduled for June 4, 2015.

ADJOURNMENT:

With no further business to be brought before the Board, the meeting adjourned at 2:44 P.M.

Respectfully submitted,

Russell Roehrkasse, Secretary/Treasurer
As prepared by The Management Trust

Date