

**PGA WEST MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 12, 2015**

**MINUTES**

A Special Regular Session meeting of the Board of Directors of the PGA WEST Master Association was held on Monday, October 12, 2015, at 10:0 A.M. at the PGA West Private Clubhouse located at 55955 PGA Blvd., La Quinta, CA 92253. A quorum of the members were present.

**MEMBERS PRESENT:**      Deborah Brill              President  
                                 Mickey Evans              Vice President  
                                 Penni Sturgill             Director  
                                 Dick Moore                Director  
                                 Sarah Murr                 Director  
                                 Gary Dolenga              Director

**MEMBERS ABSENT:**      Russell Roehrkasse      Secretary/Treasurer

**ALSO PRESENT:**

David Peters, Esq. – Peters & Freedman  
Laurie Poole, Esq. – Peters & Freedman

Cassie Gertz and Michelle Howard representing The Management Trust.  
Cassie Gertz exited at 11:30 A.M.

**CALL TO ORDER:**

The meeting was called to order by Ms. Brill at 10:23 A.M.

**OPEN FORUM:**

No homeowners were present at the meeting.

**OLD BUSINESS:**

**Update on Montera/Norman Assessment Reduction**

The Board of Directors discussed this matter with Legal Counsel Dave Peters.

*Ms. Brill moved, Mr. Evans seconded to approve the assessments for this development automatically and the assessment shall go to 1.65 upon the additional forty (40) units. Further moved, that the Board shall further decide on any additional units for the Norman project/development if required. Motion carried 5 to 1 with Ms. Brill, Mr. Evans, Ms. Sturgill, Ms. Murr and Mr. Golenga in favor, and Mr. Moore abstained due to the current documents.*

**Appointment of Board Members to PGA WEST Master Association**

The Board discussed the appointment of Board Members from the three (3) individual entities within the community with Legal Counsel Dave Peters. *Mr. Moore moved, Mr. Dolenga seconded to approve the appointment of Board members to the Master Association Board, no less than three (3), no more than seven (7) individuals. Further moved, the appointment by the three (3) individual entities shall consist of Board members who are on the Board for the PGA WEST project and must be a member in good standing. Motion failed 1 to 5, Mr. Moore in favor and Ms. Brill, Mr. Evans, Ms. Sturgill, Ms. Murr and Mr. Golenga opposed.*

*Ms. Brill moved, Mr. Evans seconded to approve seven (7) members to the PGA WEST Master Association Board of Directors, which will be determined by each individual entity as noted:*

- (2) Board Members from Residential I*
- (2) Board Members from Residential II*
- (2) Board Members from Residential III – Fairways*
- (1) Club member to represent PGA WEST Private Club*

*Further moved, that each representative shall serve on the Board of Directors by each individual community and Club as noted. Motion carried 4 to 2, Ms. Brill, Mr. Evans, Ms. Sturgill, and Ms. Murr in favor, Mr. Golenga and Mr. Moore opposed.*

*Mr. Brill moved, Mr. Evans seconded and approved unanimously by the Board of Directors, the law firm of Peters & Freedman is directed to prepare options for appointing Directors to the Master Board of Directors, including a Club representative. The options will be included in the next draft restated Bylaws.*

*\*\*This motion shall supersede the prior motion regarding the Club member representative. Motion carried unanimously.*

**Cumulative Voting**

*Mr. Golenga moved, Mr. Evans seconded to approve the continuance of cumulative voting in the Bylaws revision. Motion carried 4 to 2, Ms. Brill, Mr. Evans, Mr. Dolenga and Mr. Moore were in favor, Ms. Sturgill and Ms. Murr were opposed.*

**Draft Bylaw Amendment – Review by Board of Directors**

The Board reviewed Draft 2 of the restated Bylaws, containing the modifications suggested by the Governing Documents Committee, with legal counsel. Legal counsel will incorporate the changes agreed to by the Board of Directors into Draft 3 of the Bylaws and Draft 8 of the CC&Rs, both of which will be provided to management by November 4, 2015. The Board will meet with legal counsel on Wednesday, November 11, 2015 at 9:30am in the Private Clubhouse to review Bylaws Draft 3 and CC&Rs Draft 8.

**Second Draft Budget for 2016**

Management will present the revised draft at the next meeting scheduled for Friday, October 16, 2015.

**NEXT MEETING DATE:**

The next Board meeting is scheduled for November 5, 2015. A Special Regular Session meeting has been scheduled for October 16, 2015.

**ADJOURNMENT:**

With no further business to be brought before the Board, the meeting adjourned at 2:20 P.M.

**Respectfully submitted,**

**Deborah Brill, President**

**Date**

As prepared by The Management Trust