

**PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 8, 2015**

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, October 8, 2015, at 2:00 P.M. at the PGA WEST Private Clubhouse, 55955 PGA Blvd., La Quinta, CA 92253. A quorum of the members were present.

MEMBERS PRESENT:

Deborah Brill	President
Mickey Evans	Vice President
Russell Roehrkas	Secretary/Treasurer – Via Conference Phone
Penni Sturgill	Director
Dick Moore	Director
Sarah Murr	Director
Gary Dolenga	Director

MEMBERS ABSENT: None

ALSO PRESENT:

David Peters, Esq. – Peters & Freedman

Lynn Gilliam, Robert Pantanella, Cassie Gertz and Jonathan Torres representing The Management Trust.

CALL TO ORDER:

The meeting was called to order by President, Deborah Brill at 2:16 P.M.

PRESIDENT'S REPORT

Ms. Brill opened the meeting and welcomed those in attendance.

OPEN FORUM:

Homeowners spoke on various topics. The topics included comments on the Norman assessments, back gate on Turnberry, wall caps on the Norman perimeter wall and the Weiskopf entry gate.

COMMUNITY SERVICES REPORT:

The Board reviewed the Community Services Report electronically.

CONSENT AGENDA:

Approval of Board Minutes

1. September 3, 2015 - The Board removed this item from the consent agenda and discussed changes. *Ms. Brill moved, Mr. Dolenga seconded to approve the minutes as amended. Motion carried unanimously.*
2. September 15, 2015 – The Board removed this item from the consent agenda and discussed changes. Management was directed to research an item for correctness. *Ms. Brill moved, Ms. Murr seconded to approve as revised (if needed).*

Financials

3. August 31, 2015
(Financials reviewed: balance sheet, comparative income statements, reserve expense summary and certificates of deposit from the operating and reserve accounts for the period ending August 31, 2015)

Committee Minutes/Reports

4. Community Services Report – Minutes dated June 24, 2015
5. Compliance Committee Report
6. Governing Documents Committee Report
7. Landscape Committee Report – Minutes dated August 10, 2015
8. Landscape Oversight Committee Report – Minutes dated May 13, 2015
9. Landscape Oversight Committee Communications Plan

Proposals

10. Proposal from Reliable Tree Care, Canopy Tree Trimming
Reliable Tree Care proposal amount \$14,840.00 for canopy tree trimming.
11. Annual Audit Proposal
Brabo & Carlsen, LLP proposal for annual audit preparation in the amount of \$5,750.00.

Ms. Brill moved, Ms. Murr seconded to approve and accept the consent agenda to include items 1-11 in addition to the Community Services Report. Mr. Moore removed items 1 & 2 for additional review and discussion. Motion carried unanimously.

MANAGEMENT REPORT:

Report

Cassie Gertz presented her management report.

Trusted Partner Spotlight

The Board reviewed the Trusted Partner Spotlight.

UNFINISHED BUSINESS:

2016 Draft Budget

Ms. Brill moved, Ms. Murr seconded to table this matter and apply it to the October 12, 2015 meeting agenda. Motion carried unanimously.

Weiskopf Entry Golf Cart Path Modification

The Board reviewed the recommendation regarding the entry golf cart path modification submitted by The Club at PGA WEST.

Ms. Brill moved, Ms. Murr seconded to approve the recommendation from the Club via email from Jon Maddern. Further moved, that a signed acknowledgement will be necessary to proceed. Motion carried unanimously.

Weiskopf Entry Wall Modification/Wrought Iron Installation

The Board reviewed the proposal for the Weiskopf entry wall modification and wrought iron installation. *Ms. Brill moved, Mr. Evans seconded to approve the proposal in the amount of \$3,275.00 as presented by Monarch Maintenance for wall cuts and wrought iron. Motion carried 6 to 1, Ms. Brill, Mr. Evans, Mr. Roehrkassee, Ms. Murr, Ms. Sturgill and Mr. Dolenga in favor, Mr. Moore opposed due to aesthetics.*

PGA Boulevard Front Entrance Monument Lighting

The Board reviewed the proposal from Roto-lite, Inc.

Mr. Moore moved, Mr. Dolenga seconded to approve the proposal from Roto-lite, Inc. in the amount of \$7,496.75 for the replacement of the front entrance monument lighting as presented. Motion failed with 3 in favor and 4 opposed.

Ms. Sturgill moved, Mr. Evans seconded to approve the cost to remove the old neon lighting and dispose of hardware to include labor costs. The cost to remove the neon and dispose is \$800 plus the cost of labor. Management will confirm labor costs with Roto-Lite. Motion carried unanimously.

PGA Boulevard Front Entrance Monument Logo Wall Paint Color

The Board reviewed the information pertaining to the paint colors. This matter was referred to the Landscape/Hardscape Committee for further review.

PGA WEST Logo Painting

The Board discussed the PGA WEST logo painting. *No action taken.*

Impact of Drought Penalties by CVWD, Water Conservation Measures

The Board discussed the information provided in the handout.

CVWD Master Account Consolidation Request, Update

The Board reviewed the information provided by Management in reference to the account consolidation request.

City of La Quinta Fence Repairs, Update

The Board was updated on the fence repairs with the City of La Quinta. David Peters will prepare a letter to the City of La Quinta regarding the repairs.

Norman Assessment Discussion, Update

David Peters provided an update to the Board. The actual language has not been drafted but the concept is based on a pro-rata reduction based on Monterra annexation. The CC&Rs state that the Norman area pays twice the regular assessment amount and until the CC&Rs are amended, it will remain so. David Peters requested that this information not be circulated throughout the community as the Board has not finalized the proposed language.

NEW BUSINESS:

Landscape Architect Selection

The Board agreed to table this matter and apply it to the October 16, 2015 meeting agenda.

Mountain Lights Hours of Operation, Seasonal Consideration (dusk-midnight)

The Board discussed the seasonal hours for the mountain lights.

Mr. Dolenga moved, Ms. Brill seconded to approve the adjustment of mountain light hours during summer as follows: June through September: dusk-10:00 P.M., motion carried with Mr. Moore opposed.

Mr. Dolenga moved, Ms. Brill seconded to approve the adjustment of mountain light hours during season as follows: November through May: dusk-11:00 P.M., motion carried with Mr. Moore & Mr. Roehrkasse opposed.

Emergency Preparedness Plan, Discussion

The Board discussed the emergency preparedness plan. No action taken.

SIGNATURE DEVELOPMENT UPDATE:

Update on Development

The Board reviewed the information presented in the packet.

PGA Boulevard – Cal West Street Repair Obligations

The Board discussed Cal West's repair obligations for PGA Boulevard. David Peters provided a summary regarding street repairs.

CORRESPONDENCE:

The Board reviewed the correspondence. There was a letter submitted by a homeowner within the Fairways Association requesting ingress access off of Monroe. The Board agreed that although this is within the Master Association purview, because it is predominately in the Fairways Association, that the Board is requesting feedback from the Fairways Board on this request.

NEXT MEETING DATE:

The next Board meeting is scheduled for November 5, 2015. A Special Board meeting has been scheduled for October 20, 2015 at 9:00 A.M. for security interviews.

ADJOURNMENT:

With no further business to be brought before the Board, the meeting adjourned at 5:15 P.M.

Respectfully submitted,

Russell Roehrkasse, Secretary/Treasurer

Date

As prepared by The Management Trust