

**PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 3, 2015**

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, December 3, 2015 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 Roehrkasse	Secretary/Treasurer
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, Michelle Howard representing The Management Trust.

CALL TO ORDER:

The meeting was called to order by President, Deborah Brill at 2:07 P.M.

PRESIDENT'S REPORT

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

OPEN FORUM:

One homeowner spoke during the forum, topics included: landscaping along the wall on PGA Blvd., raised concrete on specific sections along the boulevard that could be a safety hazard,

CONSENT AGENDA:

Approval of Board Minutes

1. November 5, 2015

Financials

2. Financials reviewed: balance sheet, comparative income statements, reserve expense summary and certificates of deposit from the operating and reserve accounts for the period ending October 31, 2015.
3. Community Services Report – Minutes dated October 21, 2015

4. Compliance Committee Report
5. Landscape Committee Report – Minutes dated October 20, 2015.
6. CVWD Water Bill
7. Community Services Report – November 2015

Ms. Brill moved, Ms. Murr seconded to approve and accept the consent agenda to include items 1 through 5 and 7 in addition to the Community Services Report as amended. Motion carried unanimously.

MANAGEMENT REPORT:

Michelle Howard presented her management report that consisted of current project updates.

UNFINISHED BUSINESS:

Replacement of Wall Caps (Norman)

Ms. Brill moved, Ms. Sturgill seconded to table this matter for further information on the proposals received. Motion carried unanimously.

58th Street Matter with Res II

General Discussion. Ms. Brill moved, Mr. Dolenga seconded to delegate authority to Deborah Brill and Penni Sturgill to sign off on wall conversion and landscape plan for the 58th Street project with RES II, effective 12/3/15. Motion carried unanimously.

Transponder Fee's Update

General Discussion. Management provided information to the Board as it pertained to the current Transponder Gate Policy and the requirement to modify the policy so the noted fee's in the policy be transitioned to a fee schedule. A 30 day review & comment would be necessary to modify the policy.

Ms. Brill moved, Ms. Sturgill seconded to draft a stand-alone policy with a separate fee schedule as recommended by management. This item to be placed on the January 7, 2016 agenda for review and approval of a 30 day review and comment from the membership. Motion carried unanimously.

Monterra Landscape Plan

General Discussion. Mr. Dolenga moved, Ms. Murr Seconded approve the landscape plan as amended, to show the replacement of Barrel Cactus with another item, effective 12/3/15. Further moved, that management shall inform Steve Zabala and additional email recipients of this approval and require that signatures be provided to confirm their receipt of the change to the landscape plan. Motion carried unanimously.

PGA WEST Logo Painting

General Discussion. Update provided by Penni Sturgill on behalf of the Landscape Committee.

NEW BUSINESS:

Proposal for Clean Out of Storm Drains

Ms. Brill moved, Mr. Dolenga seconded to table this matter for further information on the proposals received for consolidation. Motion carried unanimously.

Annual POA Annual Contract – Spraying

Mr. Moore moved, Ms. Brill seconded to approve the proposal from Spray Solutions Horticultural Services in the amount of \$3200.00, effective 12/3/15 as presented. Motion carried unanimously.

Proposal(s) for Arborist on Airport Boulevard

General Discussion. Mr. Moore moved, Mr. Roehrkass seconded to address the assessment from Reliable Tree Care with Hort Tech and report to the Board on Hort Tech's response. This matter to be added to the January 7, 2016 meeting agenda. Motion carried unanimously.

Landscape Budget

General Discussion. No action taken.

Recognition of Past Board Members (Murr)

General Discussion. Mr. Roehrkass moved, Mr. Moore seconded to eliminate recognition to past board members as done previously with past Boards. Motion carried unanimously.

Recognition of Cassie Gertz, former Association Manager

Mr. Evans moved, Ms. Sturgill seconded to recognize Cassie Gertz on her tenure with the Association and the excellent work product she provided. \$150 Visa card with a recognition plaque. Motion carried unanimously.

Removal of California Pepper Tree by Nicklaus Gate, Plant New Trees

Mr. Roehrkass moved, Mr. Moore seconded to approve the proposal from Hort Tech in the amount of \$900.00 for removal of a California Pepper Tree and install two (2) 24" box Lysiloma's effective 12/3/15 as presented. Motion carried unanimously.

Signature Development – Update

General Discussion.

NEXT MEETING DATE:

The next Board meeting is scheduled for January 7, 2015.

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ADJOURNMENT:

With no further business to be brought before the Board, the meeting adjourned at 3:55 P.M.

Respectfully submitted,

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

Date