

**PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 3, 2016**

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, March 3, 2016 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
Russell Roehrkas	Secretary/Treasurer
Penni Sturgill	Director
Dick Moore	Director
Sarah Murr	Director
Gary Dolenga	Director

MEMBERS ABSENT: Gary Thorne Director

ALSO PRESENT:

David Peters, Esq. – Peters & Freedman

John Beaman, Brionna Guerrero and Michelle Howard representing The Management Trust.

CALL TO ORDER:

The meeting was called to order by President, Deborah Brill at 2:08 P.M.

PRESIDENT'S REPORT

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

OPEN FORUM:

Four (4) homeowners spoke during the forum in reference to the revisions to the governing documents. The items addressed were:

1. Sequence on repairing the road once the Signature project is completed.
2. Norman assessment.
3. Enforcement for short term parking with short term rentals.
4. Painting of perimeter fence quality. On Avenue 54, areas were painted over and not patched before the fence was painted. To date, the paint is peeling.

H.S.A. PRESENTATION ON MASTER LANDSCAPE PLAN

Chuck Shepherdson with H.S.A. presented the proposed master landscape plan to the Board and homeowners attending the meeting.

Mr. Moore moved, Mr. Dolenga seconded to approve and additional third design option for the proposed landscape renovation design in an amount not to exceed \$2,000.00. Motion carried unanimously.

CONSENT AGENDA:

Approval of Board Minutes

1. February 11, 2016 as amended

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 January 2016.
3. Community Services Report – Minutes dated January 20, 2016
4. Landscape Committee Report – Minutes dated January 19, 2016

Ms. Brill moved, Mr. Dolenga seconded to approve and accept the consent agenda to include items 1 through 4. Motion carried unanimously.

MANAGEMENT REPORT:

Michelle Howard presented her management report that consisted of requests as follows:

- Project List Update
- CVWD Update – Management has been in contact with General Manager, Jim Barrett and has been advised that until the CVWD is at the 32% reduced reduction target, the request for the account consolidation will not be considered.
- Water Usage Report for February 2016 – No information to report, will provide at the April 7, 2016 meeting.
- Management was instructed to notify Monterra that the gates must be painted the dark color (mink) within thirty (30) days.
- Management was instructed to contact MC Painting about the gate that was missed on West 54th Street.
- Management was instructed to contact the City of La Quinta regarding the stakes/markers on 54th, Monroe and Airport to find out what the stakes are for. This information to be reported back to the Board once received.

UNFINISHED BUSINESS:

CC&Rs & Bylaws Revision/Amendment

General Discussion. Ms. Brill moved, Ms. Sturgill seconded to table this item. Motion carried unanimously.

Revised Transponder Policy

General Discussion. Ms. Brill moved, Ms. Murr seconded to table this item. Motion carried unanimously.

NEW BUSINESS:

Appointment of Nominating Committee Members

General Discussion. Ms. Brill moved, Ms. Sturgill seconded to appoint Director Gary Thorne and Director Sarah Murr to the Nominating Committee effective March 3, 2016. Motion carried unanimously.

Proposals for Tree Trimming

General Discussion. Ms. Sturgill moved, Ms. Murr seconded to approve the proposal from Reliable Tree Care in the amount of \$24,115.00 for the trimming of trees on common area that excludes palm trees. Further moved, that Reliable Tree Care clean up the debris and be advised that they will be responsible for any damage to common area that is caused by their company. Motion carried unanimously.

Proposed Revision to Combined Community Rules

General Discussion. Mr. Moore moved, Mr. Dolenga seconded to approve a 30 day review & comment before the membership on the Proposed Revision to the Combined Community Rules. Motion carried unanimously.

Proposed Revision to the Community Services Charter (Dolenga)

General Discussion. Ms. Brill moved, Ms. Sturgill seconded to refer the review of this charter back to the Community Services Committee with Director Gary Dolenga's notations. Motion carried unanimously.

Proposed Revision to the Landscape Committee Charter (Dolenga)

General Discussion. Ms. Brill moved, Ms. Sturgill seconded to refer the review of this charter back to the Landscape Committee with Director Gary Dolenga's notations. Motion carried unanimously.

Discussion, Board E-Mail Accounts

Ms. Brill moved, Ms. Murr seconded to table this item. Motion carried unanimously.

Rough Draft of Annual Meeting Presentation

General Discussion. No action taken.

Community Services Committee Recommendation – Discuss correspondence being sent to all pool vendors alerting them on theft of equipment and motor vehicle violations in the community. General Discussion. Ms. Sturgill moved, Ms. Murr seconded to refer this item back to the Community Services Committee for further research/analyzation of the pool vendor theft issue(s) and prepare a draft letter for the Board to review. Motion carried unanimously.

Ms. Sturgill moved, Ms. Brill seconded to appoint Director Russ Roehrkasse to the Community Services Committee as the Board Liaison, effective March 3, 2016. Motion carried unanimously.

Community Services Committee Recommendation – Additional Traffic Enforcement
General Discussion. No action taken.

Monterra Development

Homeowner/Vendor Vehicle Access through Construction Gate off Monroe

General Discussion. No action taken.

Signature Development

Request for Sign on the Signature Gatehouse

General Discussion. Ms. Brill moved, Ms. Murr seconded to approve the request for the sign on the Signature gatehouse as presented. Further moved, management to inform Signature that the sign must be pin mounted. Motion carried with Ms. Brill, Ms. Sturgill, Ms. Murr, Mr. Roehrkasse and Mr. Dolenga in favor, Mr. Moore opposed.

NEXT MEETING DATE:

The next Board meeting is scheduled for April 7, 2016.

ADJOURNMENT:

With no further business to be brought before the Board, the meeting adjourned at 4:49 P.M.

Respectfully submitted,

Sarah Murr, Secretary/Treasurer

Date

As prepared by The Management Trust