

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 5, 2016

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, May 5, 2016 at 2:15pm 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
	Russ Roehrkasse	Vice President
	Sarah Murr	Secretary/Treasurer
	Penni Sturgill	Director
	Dick Moore	Director
	Gary Dolenga	Director
	Gary Thorne	Director

MEMBERS ABSENT: None.

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 2:05pm

PRESIDENTS REPORT

OPEN FORUM

Signature – Liz Belloso from Signature/ Cal West Communities was present at the meeting to address the comments made at the Annual Meeting held on April 11, 2016.

11 homeowners spoke during the forum. The items addressed were:

1. Rumor of 90k landscape designer was terminated.
2. Landscape plan process and will owners be able to vote.
3. Staffing by USSA for Festivals.
4. Calendar on website notes where meeting will be located.
5. Noise issues on recent festivals.
6. Landscape plan related to the front entrance design.
7. How does the Association go from 3 design proposals and another design is being presented to the membership.

Recessed at 2:48pm

Reconvened at 2:55pm

8. Dead grass on the side of the road along PGA Boulevard.
9. Email correspondence regarding Gary Dolenga's email dated 4/13/16.
10. Residential HOA endorsing candidates for members to vote.
11. Is the Master Association responsible for entering Pete Dye Blvd. or is it RES I?
12. Big Horn Sheep eating landscaping in the residential areas, can the Master Association do anything about this issue?
13. The process involving obtaining bids for the front landscape design.

Recessed at 4:17pm

Reconvened at 4:28pm

PRESENTATION BY DESIGNS BY KAVEH:

Kaveh and Steve Stephensen was in attendance at the meeting.

APPOINTMENT OF OFFICERS

President: Ms. Brill nominated herself, Mr. LeBlang nominated Mr. Dolenga and Mr. Moore nominated himself. Ms. Sturgill seconded all of the motions. Vote for Ms. Brill as President was carried with 4 yes, 3 no (Wayne, Gary and Dick)

Vice President: Ms. Brill nominated Mr. Thorne, Mr. LeBlang nominated Mr. Dolenga. Vote for Mr. Thorne as Vice President was carried with 4 yes, 3 no (Wayne, Gary and Dick).

Secretary: Ms. Brill nominated Mr. Roehrkasse. Vote for Mr. Roehrkasse as Treasurer was carried unanimously.

Treasurer: Ms. Sturgill nominated Mr. Roehrkasse, Mr. Dolenga nominated Mr. Moore. Vote for Mr. Roehrkasse as Secretary was carried with 4 yes, 3 no (Wayne, Gary and Dick).

CONSENT AGENDA

Approval of Board Minutes

1. April 7, 2016

Reports

2. Community Services Report – Minutes dated March 16, 2016
3. Landscape Committee Report – Minutes dated March 14, 2016
4. Community Services Director Report Summary – March 2016

Ms. Sturgill moved, Mr. Thorne seconded to approve and accept the consent agenda to include items 2 through 4.

April 7, 2016 Minutes

General Discussion. Mr. Thorne moved, Ms. Sturgill seconded to approve the minutes dated April 7, 2016 minutes as presented.

FINANCIAL REPORT – March 2016

General Discussion.

Ms. Brill moved, Ms. Sturgill seconded to accept the financial report for March 2016 as presented contingent on the questions be answered. Motion carried unanimously.

MANAGEMENT REPORT

Michelle Howard presented her management report that consisted of the following items:

1. Signature/Cal West Deposit Breakdown

Management to provide Signature/Cal West the breakdown that must be reimbursed to the Association and applied to the Deposit account as it pertains to legal fees. Legal Counsel will provide management a copy of the legal bills associated with the Deposit account with a request for payment. Association may request the deposit amount be brought back to \$100,000 threshold. Signature shall repair the boulevard due to the heavy trucks causing damage. Signature to pay the fees associated with the maintenance of the gates as the gates and areas associated with transponders are currently Signature's maintenance responsibility. To date, the turn over of the gates have been finalized between the Association and Signature.

Management to pull all invoices related to Signature with Automation Pride and Mercer's Low Voltage as they relate to gate maintenance that has been paid for by the Association. Management to provide an update of the Signature deposit at the June 2, 2016 meeting.

2. Water Usage Report for April 2016
3. Homeowners cited for Children Driving Golf Carts
4. Transponders Deactivated Due to Non-Payment of Fines by Vendors
5. Transponders Issued for April 2016
6. Proposals Authorized by Management

Gary Thorne left the meeting at 5:00pm.

UNFINISHED BUSINESS

PGA Boulevard Repair

General Discussion. *Mr. Dolenga moved, Ms. Brill seconded to delegate the authority to management and Director Gary Dolenga to obtain information from Sladden Engineering and/or general contractor on generating a cost associated oversight and specifications on the boulevard repair. This item to be placed on the June 2, 2016 meeting.*

Dick Moore left the meeting at 5:22pm.

Approval, Proposed Collection Policy for Residential Associations, Residence Club and PGA WEST Country Club. *Ms. Sturgill moved, Ms. Brill seconded to table this item and apply it to the June 2, 2016 agenda. Motion unanimously carried.*

Update, 58th Street Landscape Project with RES II (Brill/Sturgill)

General Discussion. Per RES II, grading started the week of April 25, 2016. No action taken.

Front Landscape (Dolenga)

General Discussion. Mr. Dolenga addressed the Board regarding the front landscape project and how it relates to a capital improvement. Legal Counsel to provide a letter to the Association that notes that the front landscape project is not a capital improvement.

NEW BUSINESS

Proposal from SCT Reserve Consultants, Level 3 Study

Mr. Dolenga moved, Ms. Sturgill seconded to approve the Level 3 Study from SCT Reserve Consultants as presented in the amount of \$700.00. Motion carried unanimously.

Proposal for Removal of (7) Shade Trees

General Discussion.

Ms. Brill moved, Mr. Dolenga seconded to approve the proposal from Reliable Tree Care in the amount of \$1400.00 for removal of seven (7) shade trees on common area. Motion carried unanimously.

Determine Brown Down on Specific Areas (Sturgill)

General Discussion. Bryan Jensen with Hort Tech was in attendance to address the brown down with the Board and members present. Bryan also covered the drought penalties and the billing that will reflect on water meter costs per month for the Associations, as well as homeowners.

Mr. Dolenga moved, Mr. Roehrkasse seconded to delegate authority to Penni Sturgill on determining brown down areas with Hort Tech. Motion carried unanimously.

Proposal for Exterior Gatehouse Painting

General Discussion.

Ms. Brill moved, Mr. Dolenga seconded to approve the proposal from MC Painting for exterior painting of the Stadium, Palmer and Nicklaus gatehouses in the amount of \$9,450.00. Motion carried unanimously.

Board Minutes Reflecting Board Member Voting

General Discussion.

Ms. Sturgill moved, Ms. Brill seconded to table this item for the June 2, 2016. Motion carried unanimously.

Impact of CVWD Rates Associated with Chromium 6, Reduce Water Usage & Penalty Issues (Dolenga)

No action taken.

Formation of Adhoc Committee for the CVWD Chromium 6 Facility

General Discussion.

Ms. Brill moved, Ms. Sturgill seconded to appoint the following individuals to the Adhoc Committee:

- Dan Sturgill
- Bob McGowan
- Penni Sturgill – Board Liaison
- Sarah Murr
- Deborah Brill
- Russ Roehrkasse

Corp. Code 7212 – Legal Counsel requested that this section of the Corporations Code be referenced in the minutes. Penni Sturgill to work with Legal Counsel and Management on drafting correspondence to homeowners on sending their opposition to CVWD on the location of the facility.

CVWD Easements

General Discussion.

Ms. Brill moved, Ms. Sturgill seconded to delegate authority to Deborah Brill to work with Legal Counsel on researching this further on the necessary easements between CVWD and the Master Association. Motion unanimously carried.

SIGNATURE DEVELOPMENT

Request for "Do Not Enter" Signs at Exit Gate

General Discussion.

Mr. Dolenga moved, Ms. Sturgill seconded to approve the 6X6X8 sign as presented. Motion unanimously carried.

REPETITIVE ITEMS

Residential Associations – Citation Processing (Moore)

Mr. Dolenga moved, Ms. Brill seconded to table this item for the June 2, 2016 meeting. Motion carried unanimously.

HOMEOWNER CORRESPONDENCE

Management was directed to send a response to homeowners who provided correspondence to the Association.

NEXT REGULAR SESSION BOARD MEETING – Thursday, June 2, 2016 at 2:00pm

ADJOURNMENT

With no further business, the meeting adjourned at 5:59pm.

Respectfully submitted,

Russ Roehrkasse, Secretary/Treasurer

As prepared by The Management Trust

Date