

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 4, 2016

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, August 4, 2016 at 2:00pm 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
	Gary Thorne	Vice President
	Russ Roehrkasse	Secretary/Treasurer (via conference call)
	Penni Sturgill	Director (via conference call)
	Dick Moore	Director
	Gary Dolenga	Director
	Wayne LeBlang	Director

MEMBERS ABSENT: None.

ALSO PRESENT:

David Peters, Esq. – Peters & Freedman

John Beaman and Michelle Howard representing The Management Trust.

CALL TO ORDER:

The meeting was called to order by President, Deborah Brill at 2:05pm

OPEN FORUM

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

1. Recall election and fiduciary responsibilities of Board members
2. Entrance palm trees
3. Costs incurred by the Association
4. Adding a mailbox on PGA Boulevard
5. Mulch in the entrance of the Stadium Gate
6. Landscape options
7. Why is Gary Thorne noted in the recall efforts

SPECIAL PRESENTATION – HORT TECH LANDSCAPE

*Wade Howry with Hort Tech Landscape was in attendance.

Wade provided an update to the Board and homeowners who were in attendance on the status of the irrigation and landscape along PGA Boulevard.

SPECIAL PRESENTATION – DESIGNS BY KAVEH

*Kaveh and Stephan were present at the meeting.

1. Front Entrance Landscape Design

CONSENT AGENDA

Approval of Board Minutes

1. June 9, 2016 as amended

Reports

2. Community Services Report – Minutes dated May 18, 2016
3. Landscape Committee Report – Minutes dated May 19, 2016
General Discussion.
DB/GT as amended (4 irrigation controllers). Motion carried unanimously.
4. Community Services Director Report Summary – May 2016

General Discussion.

Ms. Brill moved, Mr. Thorne seconded to approve and accept the consent agenda to include items 1, 3 and 4. Motion carried with 6 yes, 1 opposed (LeBlang).

FINANCIAL REPORTS

April 2016

May 2016

June 2016

General Discussion.

To accept the financial reports for month ending April 2016, May 2016 and June 2016. Motion carried unanimously.

MANAGEMENT REPORT

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

1. Completed projects – trimming of palm trees and irrigation controller replacement project.
2. Homeowners cited for children driving golf carts – 0 citations issued in the month of June and 1 citation was issued in the month of July.
3. Transponders deactivated due to non-payment of fines by vendors – 7 transponders deactivated in the month of June and 8 transponders deactivated in the month of July.
4. Transponders issued in June 2016 – Homeowner 101, \$320 collected. Vendors 94, \$11,564.00 collected.
5. Transponders issued in July 2016 – Homeowner 61, \$197.00 collected. Vendors 49, \$7464.00 collected.

Ms. Brill moved, Mr. LeBlang seconded to add Scott Easton with Desert Classic Charities re: CareerBuilder Challenge Motion carried unanimously.

*Scott provided information regarding the upcoming tournament as it relates to the Stadium gate and getting spectators/pedestrians in and out of the event. Mr. LeBlang moved, Mr. Dolenga seconded to authorize the spectator/pedestrian ingress and egress through the Stadium gate for the 2017 CareerBuilder Tournament. Motion carried unanimously.

UNFINISHED BUSINESS

Update, PGA Boulevard Repairs

General Discussion. Director Dolenga provided an update on the status of the work by Sladden Engineering. Director Dolenga and management to continue efforts on obtaining information from Sladden Engineering.

Approval, Proposed Collections Policy for Residential Associations, Residence Club and PGA West Country Club

General Discussion.

Ms. Brill moved, Mr. Thorne seconded to approve the proposed collections policy, effective 9/1/16. Motion carried with 6 yes, 1 no (Moore).

Board Minutes Reflecting Board Member Voting

General Discussion

No action taken.

Update, CVWD Chromium 6 Facility

General Discussion

Ms. Brill moved, Mr. LeBlang seconded to disband the Adhoc Committee. Motion carried unanimously.

Griffin Ranch Access (Sturgill)

General Discussion

Ms. Brill moved, Mr. Thorne seconded to table this item for the 9/1/16 meeting. Motion carried unanimously.

Gates & Patrol Draft Survey

General Discussion

Ms. Brill moved, Mr. Thorne seconded to table this item for the 9/1/16 meeting. Motion carried unanimously.

Discussion, "No Tolerance Policy" Pertaining to Noise Nuisances During Festival Weekends

General Discussion

No action taken.

NEW BUSINESS

Gates & Patrol Committee Recommendation – Proposal from Mercer’s Low Voltage for Knox Box Installation

General Discussion

Ms. Brill moved, Mr. LeBlang seconded to approve the proposal from Mercer’s Low Voltage for Knox box installation in the amount of \$4,903.84. Motion carried unanimously.

Landscape Committee Recommendation – Proposal from Vincere Industries for Nicklaus Gatehouse Renovation

General Discussion. Ms. Brill moved, Mr. Thorne seconded to table this item for the 9/1/16 meeting. Motion carried unanimously.

Landscape Committee Recommendation – Proposal from Armstrong Growers for Winter Color
General Discussion

Mr. LeBlang moved, Ms. Brill seconded to approve the proposal from Armstrong Growers for winter color (1090 flats of Red Limbo) in the amount of \$11,301.12. Motion carried unanimously.

Guidelines for Homeowner Front Entrance Landscape Survey (Dolenga)

General Discussion

Mr. Thorne moved, Mr. LeBlang seconded to select design option #3. The Association will request the cost estimate/value options (that includes the cost with and without fire/water) for the design option #3 with the trees from DBK. Further moved, management to obtain maintenance cost from Hort Tech Landscape on the design option #3. DBK to provide the YouTube design to Hort Tech for review. Motion carried unanimously.

Ms. Sturgill moved, Ms. Brill seconded to price option #4 for the purpose of price comparison on the design options. Motion failed with 1 yes (Sturgill), 6 no.

Front Entrance Landscape Details (on both designs) Including Materials, Plantings and Hardscape Revisions “in writing” to Facilitate Meaningful Cost Estimates Prior to Re-Surveying Homeowners (Dolenga)

General Discussion

No action taken.

Median Left Turn Lane at Avenue 54 and PGA Boulevard (Dolenga)

General Discussion

Mr. Dolenga moved to remove the median left turn lane at Ave 54 and PGA Blvd to extend the median. Motion failed with due to no second.

Control of MA Member Data and Forwarding of Email from the info@pgawest-ma.com and news@pgawest-ma.com accounts. Review of History with the GoDaddy email host including an Accounting of Previous Email Forwarding (Dolenga)

General Discussion

Mr. Dolenga moved, Mr. Moore seconded to secure the security of the Associations email systems, access and how to move forward. Motion carried with 6 yes, 1 no (Sturgill).

Establishment of Executive Committee

General Discussion

No action taken.

REPETITIVE ITEMS

Residential Associations – Citation Processing (Moore)

General Discussion.

Director Moore recommended having the patrol citations that are issued to homeowners be disbursed to each residential association for processing.

Mr. Thorne moved, Mr. Dolenga seconded to request that the residential associations take over the processing of citations. Motion unanimously carried. *Add to the 9/1/16 meeting agenda for the Board to discuss the response from each residential association.

Directors Request to Inspect Records (Dolenga)

General Discussion

Mr. Dolenga moved, Mr. LeBlang seconded to allow Director Dolenga to view the homeowner record retention system in the Master Office as previously requested. Motion carried unanimously. In order to maintain the security and confidentiality of all homeowners and directors information, Director Dolenga is to coordinate efforts with management and James McCormick of Peters & Freedman. Mr. McCormick is a partner at Peters & Freedman who has vast computer expertise.

NEXT REGULAR SESSION BOARD MEETING – Wednesday, September 7, 2016 *Mgmt to email the Board to confirm availability.

ADJOURNMENT

With no further business, the meeting adjourned at 5:37pm.

Respectfully submitted,
Russ Roehrkasse, Secretary/Treasurer
As prepared by The Management Trust

Date