

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 7, 2016

AMENDED MINUTES PER OCTOBER 11, BOARD MEETING

A meeting of the Board of Directors of the PGA WEST Master Association was held on Wednesday, September 7, 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
	Dick Moore	Director
	Gary Dolenga	Director
	Wayne LeBlang	Director

MEMBERS ABSENT: None.

ALSO PRESENT:

David Peters, Esq. – Peters & Freedman

Lynn Gilliam and Michelle Howard representing The Management Trust.

CALL TO ORDER:

The meeting was called to order by President, Deborah Brill at 2:00 pm

OPEN FORUM:

Six (6) homeowners spoke during the forum. The items addressed were:

1. Presentation of the landscape plan on the website
2. Front landscape plan
3. Recall petition costs
4. Club contribution for Norman Gate
5. Front entrance
6. Legal expenses
7. Front entrance costs for consultants
8. Staffing

CONSENT AGENDA

Approval of Board Minutes

1. August 4, 2016 as amended

Reports

2. Community Services Report – Minutes dated June 15, 2016
3. Landscape Committee Report – Minutes dated June 13, 2016
4. Community Services Director Report Summary – June/July 2016

General Discussion.

Deborah Brill made a motion and Penny Sturgill seconded to approve and accept the consent agenda to include items 1, 2, 3 and 4. Motion carried unanimously.

FINANCIAL REPORTS

July 2016 Financial Statements

There was general discussion regarding the financial statements.

Ms. Brill moved, Mr. LeBlang seconded to accept the financial reports for month ending July 2016.

Motion carried with 5 yes, 2 abstentions (Moore/Dolenga)

MANAGEMENT REPORT

Michelle Howard presented her management report for August 2016 that consisted of the following items:

1. Homeowners cited for children driving golf carts – 0 citations issued in the month of August
2. Transponders deactivated due to non-payment of fines by vendors – six (6) transponders deactivated in the month of August.
3. Transponders issued in August 2016 – Homeowner 167 Vendors 69

UNFINISHED BUSINESS

Update on PGA Boulevard Repairs

General Discussion. Director Dolenga provided an update on the status of the work by Sladden Engineering. A detail specification is being developed for the areas that need to be replaced and what needs to be repaired. The thickness of the road varies from 4" on the exit to 8" on the entry. Sladden will be providing a detailed report in order to prepare an RFP for the work that needs to be done.

Front Entrance Design

Designs by Kaveh (DBK) was in attendance at 3:30pm to present Option #5 to the Board and membership. He showed a video to those present showing the design.

Director Dick Moore presented a front entrance landscape design option from Sunshine Landscape.

There was General Discussion on this issue.

Griffin Ranch Access

Ms. Brill moved, Mr. LeBlang seconded to table this item for the October 6, 2016 meeting.

Review Gates & Patrol Draft Survey

Ms. Brill moved, Mr. LeBlang seconded to table this item for the October 6, 2016 meeting.

Ave 54 & PGA Boulevard Median Turn Lane

There was General Discussion on this issue.

Mr. LeBlang moved, Mr. Roehrkasse seconded to proceed with expanding the median, removing the turn lane and tie it in with on the paving on PGA Boulevard. RFP for paving to be part of the PGA Blvd. project and have a contractor design the median. Motion carried unanimously.

RES II 58th Street Gate

There was general discussion on this issue.

Mr. LeBlang moved, Ms. Brill seconded to accept the gate on 58th Street as presented, effective 9/7/16. Motion carried unanimously.

Combined Community Rules (Dolenga/Moore)

There was general discussion on this issue.

Mr. Dolenga moved, Mr. Moore seconded to direct the General Manager to send draft Combined Community Rules (with recommended changes from all three (3) associations) to the residential association managers for review based on any and all changes returned to the Master Association. Motion carried unanimously.

Mr. Dolenga moved, Mr. LeBlang seconded to approve a 30 day review and comment to the membership based on the response from residential association managers. Motion carried unanimously.

NEW BUSINESS

Recall Petition:

Dave Peters addressed the recall petition. He noted that on August 26, 2016, a recall petition for three Board members was received. The three Board members are Deborah Brill, Gary Thorne and Penni Sturgill. Legal Counsel, Dave Peters, provided an outline to the membership regarding the Recall Election. The Meeting needs to take place between October 15th and November 25th. Mr. Dolenga disagreed with the legal procedure for the recall. Dave Peters remains as Inspector of Elections. The Special Membership meeting was scheduled for Wednesday, November 9, 2016. If the recall is successful, the three seats would be appointed by the Board (amended at the Oct. 11 Board meeting).

Gary Thorne responded to the allegations in the recall petition.

There were comments from the Membership present regarding this issue.

Landscape Committee Recommendations:

The Board reviewed proposals from Vincere Industries and Vantage Construction for the Nicklaus Gatehouse Renovation. There was general discussion on this issue.

Mr. LeBlang moved, Ms. Brill seconded to approve the proposal from Vincere Industries in the amount of \$23,453.00 for the Nicklaus Gatehouse renovation as presented. The motion passed unanimously.

Holiday Lighting/Decorating Proposals

There was general discussion on this issue.

A motion was made by Penni Sturgill and seconded by Deborah Brill to accept proposal to purchase holiday lighting including incidentals \$36,839.04 with Roto Lite. The motion carried unanimously.

Proposal from Hort Tech re: Weiskopf Gate @ Madison

There was general discussion on this issue.

Penni Sturgill motioned, Gary Thorne seconded a motion to approve the proposal in the amount of \$7,131.20 for turf removal. Further moved, that Management shall work with Hort Tech on the turf rebate. Motion carried unanimously.

Proposal from Valley Office Equipment for Master Office Copier

Gary Dolenga made a motion, seconded by Deborah Brill to approve the proposal as presented, with management contacting Valley Office Equipment to work the price down. If the price cannot come down, management is authorized to proceed with the contract. Motion carried unanimously.

REPETITIVE ITEMS

Residential Associations – Citation Processing

There was general discussion on this issue.

Gary Thorne made a motion, seconded by Penni Sturgill that effective the October Compliance meeting the citations and appeals will go through Master Office and are then sent to residential associations for processing. Motion carried unanimously.

Directors Request to Inspect Records

There was general discussion on this issue.

No action taken.

NEXT REGULAR SESSION BOARD MEETING – Thursday, October 6, 2016

ADJOURNMENT

With no further business, the meeting adjourned at 5:09pm.

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

Date