

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 11, 2016

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Tuesday, October 11, 2016 at 2:00pm at the PGA WEST Private Clubhouse, 55955 PGA Blvd., La Quinta, CA 92253. A quorum of the members was 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

John Beaman - The Management Trust

Ryan Hamilton – The Management Trust

CALL TO ORDER:

The meeting was called to order by President, Deborah Brill at 2:10 pm

OPEN FORUM:

Ten (10) homeowners spoke during the forum. The items addressed were:

1. Reason for the Recall
2. Process for appointing replacement Directors if Recall is successful
3. Can the 5% signature threshold for recalls be raised
4. How does Signature's voting work
5. Front landscape plan
6. Board dynamics
7. Staffing

CONSENT AGENDA

Approval of Board Minutes

1. September 7, 2016 as amended

Reports

2. Landscape Committee Report – Revised Minutes dated July 11, 2016
3. Landscape Committee Report – Minutes dated September 20, 2016
4. Community Services Director Report Summary – August 2016

General Discussion.

Ms. Sturgill made a motion and Mr. LeBlang seconded to approve and accept the consent agenda to include items 1, 2, 3, 4 and 5. Motion carried unanimously.

FINANCIAL REPORTS

August 2016 Financial Statements

There was general discussion regarding the financial statements.

Ms. Thorne moved, Mr. Dolenga seconded to accept the financial reports for month ending August 2016. Motion carried with 6 yes, 1 abstention (Moore)

MANAGEMENT REPORT

John Beaman presented his management report for September 2016 that consisted of the following items:

1. The non-operating mountain lights have been repaired.
2. The contract for installation of the holiday lights has been signed.
3. Four new GFCI outlets were installed to improve operation of the holiday lights.
4. A new postage machine has been purchased.
5. Revised Combined Community Rules has been sent to the residential associations for comment.

UNFINISHED BUSINESS

Front Entrance Design

General discussion on the options. It was agreed that Nov. 9th be the target date for reaching a decision on the option to pursue. Mr. Moore registered his objection to not sending the designs to the membership for a vote.

Mr. Roehrkasse moved, Ms. Brill seconded to send to the Landscape Oversight Committee Options 3-5, the Sunshine landscape option, and Mr. Dolenga's HSA option B to establish approximate costs and make available to the Board for review prior to the November 9th Board Meeting. Motion carried unanimously.

PGA Boulevard Pavement Repair/Reconstruction

General Discussion, including the suggestion from a member that slurry sealing be done to hide the potential patchwork look. The Board agreed to add this to the RFP approved in Executive Session earlier in the day.

Recall Update

This was extensively discussed in Open Forum. No further discussion occurred.

NEW BUSINESS

Member Information Flier Structures Located at the Gatehouses:

General discussion about the lack of use and maintenance issues.

Mr. Thorne moved, Mr. Dolenga seconded to remove the flier structures. Motion passed unanimously.

Compliance Process Discussion:

Discussion that Bob Pantanella would collect the citations and forward them to the residential associations with no tabulation being done by Master. A standard form would be developed for use by all three associations. Master staff would take minutes at the Compliance Committee Meetings.

Mr. Moore moved, Mr. LeBlang seconded to have Master collect the citations and forward to the residential associations to process. Motion carried 5-2 (Brill/Sturgill).

Draft 2017 Budget

John Beaman distributed correspondence from the Resident Club informing the Master Association that it would reduce staffing at its gate to only 12 hours per day. Club staff would handle visitors during the other 12 hours. This will have minimal impact on the budget.

Laurel Gate Landscape Remodel Contract

It was noted that this will not only improve the appearance, it will also reduce turf and save on water costs.

Mr. Thorne moved, Mr. Dolenga seconded to approve the proposal for the landscape enhancement of the Laurel Gate. Motion carried unanimously.

Hort Tech Update

Bryan Jensen from Hort Tech updated the Board on the status of the irrigation project:

1. Changing out the clocks was done in two weeks after receiving the equipment and they are working well.
2. The clocks talking to the central computer has been completed.
3. The computer operating the system will not be turned on until after the overseeding is completed; in about three weeks time.
4. Fine tuning the master valves will be done in November.

Bryan is also working on setting some turf removal goals based on his water projections for next year.

Dead Plant Replacement Contract

A dead plant list was developed after inspecting all the landscaping.

Ms. Sturgill moved, Mr. Thorne seconded to approve the proposal for \$25,650 to replace the dead plant material using Reserve funds.

NEXT REGULAR SESSION BOARD MEETING – Thursday, November 9, 2016

ADJOURNMENT

With no further business, the meeting adjourned at 4:39pm.

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

Date