

PGA WEST MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 1, 2016

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Tuesday, December 1, 2016 at 2:00pm at the PGA WEST Tournament Clubhouse, 56150 PGA Blvd., La Quinta, CA 92253. A quorum of the members was present.

MEMBERS PRESENT:	Deborah Brill	President
	Gary Thorne	Vice President
	Penni Sturgill	Director
	Dick Moore	Director
	Gary Dolenga	Director
	Wayne LeBlang	Director
MEMBERS ABSENT:	Russ Roehrkasse	Secretary/Treasurer

**ALSO PRESENT:**

David Peters, Esq. – Peters & Freedman  
Scott Randall – General Manager  
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

**PRESIDENT’S REPORT:**

Ms. Brill introduced Mr. Scott Randall who began serving as the General Manager for PGA West on November 14. She also reported that the Board of Directors had met in Executive Session that morning and awarded a pavement repair/replacement contract for PGA Boulevard; advised that the Board has entered into a new contract for gate and patrol services with Southwest Security, effective on December 30; and discussed various legal matters.

**OPEN FORUM:**

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

1. The need for additional lighting along PGA Boulevard
2. The condition of new landscaping on Pete Dye Drive
3. The costs incurred for the recall election
4. The need to improve maintenance along PGA Boulevard
5. A timeline for the improvements to the entrance of PGA West
6. Code of conduct

**CONSENT AGENDA**

Approval of Board Minutes

1. November 9, 2016 – Regular Meeting

2. November 9, 2016 – Recall Meeting

Reports

3. Community Services Director Report Summary – October 2016

General Discussion.

**Mr. Thorne moved, Mr. LeBlang seconded to approve and accept the consent agenda to include items 2 and 3. Motion carried unanimously.**

**It was subsequently moved by Mr. Thorne, seconded by Ms. Sturgill to accept the Board's regular meeting minutes of November 9; contingent on a review of the tape recorded meeting minutes to ensure that the motion regarding the front entrance design is accurate. Motion carried unanimously.**

**FINANCIAL REPORTS**

October 2016 Financial Statements

Since the October financial statements were only distributed to the Board on Wednesday, and in the absence of the Treasurer, **Mr. Moore moved, Mr. Dolenga seconded that acceptance of the October 2016 financial statement be tabled to the next meeting. Motion carried unanimously.**

**MANAGEMENT REPORT**

Scott Randall presented the General Manager's Report which consisted of the following items:

1. The 2017 Annual Budget Report was prepared and distributed
2. Partial updating of the Association website
3. Completing negotiations with bidder for the paving of PGA Boulevard
4. Initiation of repairs on exterior doors at Palmer Gate House
5. Completion of plumbing repairs at Weiskopf Gate House
6. Continuing General Manager orientation

**UNFINISHED BUSINESS**

Bids – Repair and Resurfacing of PGA Boulevard

Mr. Dolenga reported that a bid has been awarded to United Paving; that Counsel would be drafting a contract for this work; that two components, the removal of the left turn lane at Avenue 54 and a drainage repair inside the Stadium Gate would commence immediately; and that the repair and resurfacing work would commence during the first week of February.

Discussion – PGA Boulevard Entrance Design

Councilor Peters advised the Board that a professional services contract had been prepared and signed between the Master Association and Designs by Kaveh. Ms. Sturgill presented an anticipated timeline for these improvements, including the presentation of preliminary and final design plans to the City, preparation of detailed construction documents, bidding, commencement and completion of construction. Mr. Dolenga read a list of concerns on behalf of Mr. Roehrkasse.

Discussion – Mountain Lighting

Mr. Moore initiated the discussion by stating the intent of this improvement is to save cost and reduce energy consumption. He suggested that LED fixtures be installed. Ms. Sturgill commented that while

LED consumes less energy, the cost of LED is greater; and that sodium vapor should be used. **It was moved by Mr. LeBlang, seconded by Mr. Thorne that staff complete an analysis of the options and report back to the Board in January. Motion approved unanimously.**

## **NEW BUSINESS**

### Landscape Committee Recommendation – Tree Removal and Replacement

Mr. Randall introduced the recommendation of the Landscape Committee to remove 21 distressed and dead trees; and the planting of 10 replacement trees; all at a cost not to exceed \$10,800. **It was moved by Mr. Thorne, seconded by Mr. Dolenga to approve the recommendation. Motion approved unanimously.**

### Approving Policy Amendment – Vendor/Commercial Transponder Fees

Mr. Randall introduced the recommendation of the Gates and Patrol Committee to amend the policy by allowing vendors to purchase a transponder for a minimum period of three months at a cost of \$50. **It was moved by Mr. Moore, seconded by Mr. Thorne to approve the recommendation. Motion approved unanimously.**

### Approval to Send Correspondence

Mr. Randall introduced to two requests for the Board to send correspondence; to the City of La Quinta in thanks for the recent median landscape improvements on Madison Avenue; and to Laurie Fox, Kathi Urie and Carol Heeter, three volunteers responsible for new holiday decorations. It was suggested that a token of appreciation be included in the correspondence to the three volunteers. **It was moved by Mr. LeBlang, seconded by Mr. Thorne to approve sending the correspondence and including a \$100 gift card for each of the three volunteers. Motion approved unanimously.**

NEXT REGULAR SESSION BOARD MEETING – Thursday, January 5, 2017.

## **ADJOURNMENT**

With no further business, the meeting adjourned at 3:40 pm.

Respectfully submitted,

Date:

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