

PGA WEST MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 9, 2017

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Monday, January 9, 2017 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
	Russ Roehrkas	Secretary/Treasurer
	Penni Sturgill	Director
	Dick Moore	Director
	Gary Dolenga	Director
	Wayne LeBlang	Director

MEMBERS ABSENT: None

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 P.M.

PRESIDENT'S REPORT:

Ms. Brill explained that the 2017 Budget has been adopted, and again does not include any increase in the members' assessment. She also discussed the smooth transition between security vendors and expressed appreciation to all involved.

OPEN FORUM:

Five (5) homeowners spoke during the forum. The items addressed were:

1. Questions regarding the recently executed contract for landscape design services; and how the contract was developed
2. Questions regarding the 2017 CareerBuilder Challenge
3. Thanks for the improved holiday decorations and lighting

PRESENTATION – CareerBuilder Challenge

Mr. Nick Raffaele, Executive Director of Desert Classic Charities and the CareerBuilder Challenge spoke about the upcoming event; identified changes that have been made from previous tournaments; spoke about the significant benefits that accrue to PGA West, the City and region from the CBC; and expressed his appreciation to the Boards and staff for their continued support and assistance in undertaking the event.

## **CONSENT AGENDA**

### **Approval of Board Minutes**

1. December 1, 2016 – Regular Meeting

### **Reports**

2. Landscape Committee – November 14, 2016
3. Gates and Patrol Committee – November 16, 2016
4. Community Services Director Report Summary – November, 2016

Mr. LeBlang asked to confirm that the Board's regular meeting minutes from November 9 had been amended to include the verbatim motion that was made regarding the PGA Boulevard landscape design discussion. **Mr. Thorne moved, Mr. LeBlang seconded to approve and accept the consent agenda as presented. Motion carried unanimously.**

## **FINANCIAL REPORTS**

Mr. Roehrkaase introduced financial statements for both October and November of 2016. Mr. Moore asked about the reduction in fund balance over the past 90 days. **Mr. Thorne moved, Mr. LeBlang seconded that the October 2016 and November 2016 financial statements be approved. Motion carried unanimously.**

## **MANAGEMENT REPORT**

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

1. PGA Boulevard repairs
2. CareerBuilder Challenge
3. General Manager meeting
4. Current projects

## **UNFINISHED BUSINESS**

### Approval – Letter of Agreement / Desert Classic Charities and CareerBuilder Challenge

Mr. Randall introduced the Letter of Agreement, explained its contents and how the Association and tournament were cooperating. **A motion was made by Mr. Moore, seconded by Mr. Roehrkaase and approved unanimously to approve the Letter of Agreement.**

### Approval – Amendments to Combined Community Rules

Mr. Randall summarized the various changes being proposed and the process underway in getting the approval of all four Associations. Mr. Peters clarified that if any Association were to deny any of the amendments, or introduce any new amendments, those that have been agreed to by all Associations would be deemed approved. **A motion was made by Mr. Roehrkaase, seconded by Ms. Sturgill and approved unanimously to approve the amended Combined Community Rules.**

### Approval – PGA Boulevard Paving / Inspection and Material Testing

Mr. Randall introduced a contract between Sladden Engineering and the Association for Sladden to provide needed project supervision and testing services associated with the paving of PGA Boulevard; at

a total cost not to exceed \$6,950. **A motion was made by Mr. Dolenga, seconded by Mr. Thorne and approved unanimously to approve the Agreement for inspection and testing services with Sladden Engineering.**

Status Report – PGA Boulevard Entrance Design

Ms. Sturgill gave a status report on this project, including the types of value engineering that had been completed to date; and the discussions that have been held with the City.

Discussion – PGA Boulevard Landscape Design Contract

Mr. Dolenga stated that all of his concerns had been presented and discussed during the Executive Session and open forum.

Status Report – Mountain Lighting

Mr. Randall introduced his report analyzing the costs and benefits of replacing this lighting with both 1000 watt high pressure sodium and 400 watt LED fixtures. Mr. Moore stated that the Board did not ask for another analysis, but for competitive bids on the LED fixtures. There was discussion about what information the Board needed and how the lights are to operate. **A motion was made by Mr. Moore, seconded by Mr. LeBlang to table this item. The motion was approved unanimously. Another motion was made by Mr. Moore, seconded by Mr. LeBlang and approved unanimously to operate the mountain lights from dusk to 1:00 AM from the period of November through April; and from dusk to 10:00 PM from May through October.**

**NEW BUSINESS**

Approval – Landscape Remodeling of Tiburon Gate

Ms. Sturgill introduced the recommendation of the Landscape Committee to remodel that landscape at the Tiburon Gate at a cost not to exceed \$31,301. Mr. Moore expressed his opinion that the existing landscape in this area was sufficient. **It was moved by Mr. Thorne, seconded by Mr. LaBlang to table this item so that each Board member could individually visit the site. Motion approved unanimously.**

NEXT REGULAR SESSION BOARD MEETING – Thursday, February 2, 2017.

**ADJOURNMENT**

With no further business, the meeting adjourned at 4:10 pm.

Respectfully submitted,

Date:

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