

**PGA WEST MASTER ASSOCIATION
ANNUAL MEETING OF MEMBERS
APRIL 28, 2017
MINUTES**

The annual meeting of the PGA WEST Master Association was held on Friday, April 28, 2016 at 3:00 P.M. at the PGA WEST Private Clubhouse, 55955 PGA Blvd., La Quinta, CA 92253.

CALL TO ORDER:

President Deborah Brill called the meeting to order at 3:00 P.M.

A quorum of the members was not present.

BOARD MEMBERS PRESENT:

Deborah Brill	President
Wayne LeBlang	Director
Penni Sturgill	Director
Dick Moore	Director
Gary Dolenga	Director
Gary Thorne	Director

MEMBERS ABSENT:

Russ Roehrkasse	Secretary/Treasurer
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ALSO PRESENT:

David Peters, Esq. – Peters & Freedman; and Inspector of Elections
Scott Randall – General Manager
Ryan Hamilton – Assistant General Manager
John Beaman - The Management Trust
Robert Pantanella – The Management Trust

INTRODUCTION:

President Deborah Brill introduced each member of the Board of Directors, Legal Counsel, the General Manager and others from The Management Trust. She continued by introducing each member of the Association's three standing Committees.

ESTABLISHMENT OF QUORUM

David Peters announced that a quorum for the official annual meeting was not met; but that the requirement for a reduced quorum had been met; and that the adjourned Annual Meeting will reconvene on Thursday, May 4, 2017 at 2:00 PM at the PGA WEST Tournament Clubhouse.

PRESIDENT'S REPORT:

Ms. Brill welcomed all in attendance; and despite the absence of a quorum, presented an outline for the balance of today's gathering. She also discussed the various entities that constitute PGA West; and gave a brief summary of the jurisdiction and responsibilities of the Master Association.

FINANCIAL REPORT

In the absence of Mr. Roehrkasse, Scott Randall presented a summary of the Association's annual financial report; he cited a modest excess in both revenues and expenses compared to the adopted

budget; resulting in an annual surplus of \$176,092 for the year. He also reported that the Association maintains a current reserve fund balance in excess of \$2.45 million.

DIRECTORS' REPORTS:

Director Dolenga reported on the work of the Compliance Committee, including the number of resident and vendor citations issued; and the most frequent rule infractions.

Director Moore reported on the work of the Gates and Patrol Committee, including its recent change in name and composition; hiring of a new gates and security vendor; work in developing an emergency disaster plan; and the installation of knox boxes to aid in the response of local police and fire personnel.

Director Sturgill summarized some of the major landscape/hardscape enhancements completed during the year, including perimeter wall painting; irrigation system retrofit; gatehouse remodeling; and new holiday decorations. She also provided an update on the design work for the new entrance improvements at Avenue 54 and PGA Boulevard.

Director LeBlang summarized the recent changes to the Combined Community Rules and Regulations; and advised that copies of the new Rules have been distributed for comment.

President Brill concluded the reports by summarizing the new development taking place at Signature and Monterra subdivisions; and renovations scheduled to take place at The Private Club.

OPEN FORUM:

President Brill opened the floor for questions and comments from homeowners. Eight members spoke on such issues as:

- 1) Condition of PGA Boulevard
- 2) The Signature development and its responsibility to repair PGA Boulevard
- 3) The Association's reserve fund; and annual reserve study

RECESS:

With no further business, the meeting recessed at 4:20 P.M., to be reconvened at 2:00 P.M. on Thursday, May 4.

RECONVENED MEETING

The continuation of the Annual Meeting of the PGA WEST Master Association was reconvened on Thursday, May 4, 2017 at 2:00 P.M. at the PGA WEST Tournament Clubhouse, 56150 PGA Blvd., La Quinta, CA 92253. The Inspector of Elections reported that a quorum of the members has been attained; and that the election results for the 2017-2019 term are:

<u>Candidate</u>	<u>Votes</u>
Deborah Brill	1,623
Lee Gibbons	1,077
Steven E. Price	814
Richard Moore	736
Gary Dolenga	656
Gary Thorne	198

He also announced that a total of 12 write-in votes were cast for six separate individuals.

Finally, he declared that the Annual Meeting Minutes from 2016; and the adoption of IRS Ruling 70-604 were approved.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 2:05 P.M.

Respectfully submitted,

Date:

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