

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 1, 2017

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, June 1, 2017 at 2:00 P.M. 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
	Dick Moore	Vice President
	Wayne LeBlang	Secretary
	Penni Sturgill	Director (via telephone)
	Lee Gibbons	Director (via telephone)
	Steven Price	Director

MEMBERS ABSENT:	Russ Roehrkasse	Treasurer
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ALSO PRESENT:

Scott Randall – General Manager
Ryan Hamilton – Assistant General Manager
John Beaman – The Management Trust

CALL TO ORDER:

The meeting was called to order by President Deborah Brill at 2:00 P.M.

PRESIDENT'S REPORT:

President Brill reminded residents to vote for the proposed By Law Amendment; explained the move to a smaller, less expensive meeting room; and noted that the Board would be discussing its summer meeting calendar, in hopes of having fewer meetings this summer.

OPEN FORUM:

Three (3) homeowners spoke during the forum questioning the status of the CC&R amendments; the duplication in mailing of some By Law Amendment ballots; and damages to the Palmer Gate.

CONSENT AGENDA

Approval of Board Minutes and Reports

1. Board of Directors Regular Meeting – May 4, 2017
2. Annual membership Meeting – April 28, 2017
3. Landscape Committee – April 10, 2017
4. Gates and Patrol Committee – April 19, 2017
5. Community Services Director Report Summary – April, 2017

President Brill ~~_____~~ moved, Director LeBlang seconded to approve the consent agenda as presented. Motion to approve the Consent Agenda carried unanimously by voice vote.

NEW BUSINESS

Appointment to Landscape Committee

President Brill introduced nominee, Karla Renee, to the Board. **President Brill moved, seconded by Director LeBlang that Karla Renee be appointed to the Landscape Committee. Motion approved unanimously.**

FINANCIAL REPORT

Mr. Randall introduced the financial statements for the month of April, 2017, including the month and year-to-date revenues, expenses and balances; and the list of expenses from the Reserve Fund. Director Moore questioned the reserve Fund balances and deviations in revenues from the adopted budget. **After discussion, President Brill moved, Director Sturgill seconded to accept the April, 2017 financial statements as presented. Motion carried unanimously.**

MANAGEMENT REPORT

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

1. Second mailing of By Law Amendment
2. Status of utility audit
3. Festival activity and calls for service
4. Monterra billings
5. Project Update

UNFINISHED BUSINESS

Status Report on PGA Boulevard Entrance Design

Director Sturgill gave an update on the entrance design; advising that we are still awaiting for plan approval from the City of La Quinta.

(New Business) - Feasibility Study for New PGA Boulevard Gate

Director Moore introduced this new agenda item. **It was moved by Director Moore, seconded by Director LeBlang, that the Board authorize the expenditure of up to \$20,000 to conduct a feasibility study on constructing a new entrance gate on PGA Boulevard. The motion was defeated by a vote of 3-3. (Brill, Sturgill, Gibbons) It was then moved by Director Sturgill, seconded by President Brill, to have staff contact the City of La Quinta regarding any standards that they may have on the installation of such a structure; and to solicit proposals from competent firms for a traffic and feasibility study for such an installation. The motion was approved by voice vote.**

NEW BUSINESS

Approval – Emergency Gate Repairs

Mr. Randall summarized the repairs that have already been completed. **It was moved by President Brill, seconded by Director Price and approved unanimously that the expenditures be approved.**

Approval – Transponder Readers

Mr. Randall explained the Committee's recommendation to purchase two additional transponder readers at a cost of \$10,844. **It was moved by President Brill, seconded by Director Price and approved unanimously to authorize this purchase.**

Approval – Winter Color

Director Sturgill introduced the Landscape Committee’s recommendation to install a three-color palate this year. **It was moved by President Brill, seconded by Director Sturgill and approved unanimously to purchase 1,090 flats at a total cost not to exceed \$12,524.44.**

Discussion – Mountain Lights

Director Moore introduced the topic by providing a history of the lights and recent efforts to upgrade the installation. Mr. Randall explained the recent events which resulted in lower prices and the installation of two new demonstration units by a new vendor. **It was moved by Director LeBlang, seconded by Director Sturgill that Horizon Lighting be asked to install another demonstration unit, at no expense, and that the Board would take 30 days to review this installation; and that if Horizon would not install such a fixture, or the Board did not approve of the demonstration, that the Board authorized an expenditure not to exceed \$35,000 for the purchase and installation of 18 new, Max Lite mountain lights; with the expense to be charged to the Reserve Fund. The motion was approved 5-1 (Moore).**

Summer Meeting Calendar

President Brill discussed the prospect of cancelling the formal Board meetings in July and August, recognizing that the Board will be scheduling at least one special meeting over the summer at which to approve bids for the PGA Boulevard entrance contract. **It was moved by President Brill, seconded by Director LeBlang and approved unanimously that the formal Board meetings in July and August be cancelled.**

(NEW) Presentation – Ad-Hoc Committee on Paving

It was moved by Director Moore, seconded by Director LeBlang to add this item to the agenda. Motion approved unanimously. The three Committee members – Gary Dolenga, Tom Lavey and Bob Shipley presented their written report to the Board; and recommended that the Board pursue option #2 which consists of the repair and replacement of most existing pavement, with smaller sections that would be micro-milled and slurry sealed, all at an estimated cost of \$966,000. After considerable discussion, **it was moved by Director Moore, seconded by Director LeBlang and approved unanimously that the Board approve the Committee’s recommendation; and that staff solicit bids for this scope of work.**

NEXT REGULAR SESSION BOARD MEETING – TBD

ADJOURNMENT

With no further business, the meeting adjourned at 4:05 pm.

Respectfully submitted,

Date:

Wayne LeBlang, Secretary
As prepared by The Management Trust