

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 7, 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 Tournament Clubhouse, 56150 PGA Blvd., La Quinta, CA 92253. A quorum of the members was present.

MEMBERS PRESENT:	Deborah Brill	President
	Dick Moore	Vice President
	Russ Roehrkasse	Treasurer (via telephone)
	Penni Sturgill	Director (via telephone)
	Lee Gibbons	Director
	Steven Price	Director

MEMBERS ABSENT:	Wayne LeBlang	Secretary
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ALSO PRESENT:

Scott Randall – General Manager
Ryan Hamilton – Assistant General Manager
Christina DeJardin – Peters & Freedman
John Beaman – The Management Trust

CALL TO ORDER

The meeting was called to order by President Deborah Brill at 2:10 P.M.

PRESIDENT'S REPORT

President Brill gave a short overview of the topics discussed at the Board's Executive Session; and read a statement advising that all speakers would be limited to three minutes of public comment before the Board begins its deliberations.

OPEN FORUM:

Seven (7) homeowners spoke during the forum questioning the status of the PGA Boulevard repaving project; front gate expenses; and noise complaints.

CONSENT AGENDA

Approval of Board Minutes and Reports

1. Board of Directors Regular Meeting – June 1, 2017 and July 6, 2017
2. Landscape Committee – June 12, 2017
3. Gates and Patrol Committee – May 17, 2017 and July 19, 2017
4. Community Services Director Report Summary – June, 2017 and July, 2017

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

FINANCIAL REPORT

Mr. Randall introduced the financial statements for the months of May, June and July, 2017, including a review of the month and year-to-date revenues, expenses and balances; and the list of expenses from the Reserve Fund. **After discussion, President Brill moved, Director Price seconded to accept the three monthly financial statements as presented. Motion carried unanimously.**

MANAGEMENT REPORT

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

1. Completed preparation of the proposed FY 2018 Budget
2. Initiated the FY 2018 Reserve Study
3. Initiated collection of unbilled assessments from Monterra; and processed a demand for reimbursement from Signature for damages to PGA Boulevard
4. Solicited proposals for a traffic engineering study
5. Resolved a billing dispute with the Association's auditor
6. Processed seven appeals of Compliance Committee decisions
7. Participated in the review and recommendation of amendments to the CCRRs

UNFINISHED BUSINESS

Signing of Code of Ethics and Conduct Statements

President Brill called upon all Board members to sign and return their annual 'Code of Ethics and Conduct Statements' in accordance with the Board's adopted policy. Directors Brill, Gibbons and Price signed and returned their Statements; while Director Moore objected.

Status Report on PGA Boulevard Entrance Design

Directors Sturgill and Roehrkasse asked Mr. Randall to read a statement that they had prepared advising the Board and community gave an update on the entrance design; advising that we are still awaiting for plan approval from the City of La Quinta.

NEW BUSINESS

Approval – Contract with Vincere Industries / Remodeling Weiskopf Gatehouse

Mr. Randall summarized the extent of repairs to be made; all at a cost of \$28,735. **It was moved by Director Roehrkasse, seconded by Director Gibbons and approved unanimously that the contract be approved.**

Approval – RFP for Traffic Engineering Study

Mr. Randall introduced this item and explained the direction given by the Board in June. Director Moore talked about the potential cost savings to be achieved **It was moved by Director Moore, seconded by President Brill to approve a contract with Urban Crossroads at a total cost of \$17,300. The motion was defeated by a vote of 2-3-1, with Directors Moore and Price voting affirmatively.**

Discussion – Combined Community Rules and Regulations

Mr. Randall introduced the topic by explaining the most recent amendments; the process outlined in the Fourth Amendment to the CCRs for annually reviewing the CCRRs; and the various amendments being proposed by the Compliance Committee and/or the three HOAs. It agreed that this item be tabled until the October meeting.

Discussion – Proposed FY 2018 Budget

Mr. Randall summarized the document that had been distributed to the Board previously, including: the expanded format which provides two years of history and three prospective years; the addition of numerous line items; and a separate section that incorporates the Reserve Fund. There were numerous questions and comments about the detail. It was the consensus of the Board that the allowance for water be increased by \$20,000. Board members were encouraged to provide additional comments to staff prior to the next meeting. It was agreed that the FY 2018 Budget would be introduced for approval at the October meeting.

ADJOURNMENT

With no further business, the meeting adjourned at 4:50 pm.

Respectfully submitted,

Date:

Wayne LeBlang, Secretary
As prepared by The Management Trust