

PGA WEST MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 23, 2017

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Monday, October 23, 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
	Penni Sturgill	Director (via telephone)
	Lee Gibbons	Director
	Steven Price	Director

MEMBERS ABSENT:	Wayne LeBlang	Secretary
	Russ Roehrkaase	Treasurer

**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 2:06 P.M.

**PRESIDENT'S REPORT**

President Brill gave a short overview of the topics discussed at the Board's Executive Session; and announced that the Board had accepted the bid submitted by Aggregate Products Inc. to repave portions of PGA Boulevard.

**OPEN FORUM:**

Nine (9) homeowners spoke during the forum questioning the status of the PGA Boulevard repaving project; the status of the front gate project and how much has been expended to date; the slow response by LQFD to a recent house fire; when the Board be revisiting its assessments regarding the Norman subdivisions; and can the Association post its meeting agenda on its website.

**CONSENT AGENDA**

Approval of Board Minutes and Reports

1. Board of Directors Regular Meeting – September 7, 2017
2. Landscape Committee – August 14, 2017
3. Gates and Patrol Committee – August 17, 2017
4. Community Services Director Report Summary – August and September, 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 month of August, 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 monthly financial statement as presented. Motion carried unanimously.**

#### **MANAGEMENT REPORT**

There was no report.

#### **UNFINISHED BUSINESS**

##### Status Report on PGA Boulevard Entrance Design

Director Sturgill provided a brief update on the project; and responded to numerous questions that had been raised during the Open Forum.

##### Approval – PGA Boulevard Repaving Contract – Phase 2

President Brill again advised that the Board had accepted the bid submitted by Aggregate Products Inc.; and that an E-Blast would be sent to advise members when the work would be performed.

##### Approval – Amendments to Combine d Community Rules and Regulations

**Director Price moved, seconded by Director Gibbons, that consideration of this item be tabled until Spring, 2018, when the new Board of Directors, with representation from all three residential associations, is in place. Motion carried unanimously.**

#### **NEW BUSINESS**

##### Approval – Contract for Auditing Services

Mr. Randall introduced the proposed contract for services and explained how the cost for these services has increased in recent years. **It was moved by Director Moore, seconded by Director Price and approved by a voice vote that the contract be ratified.**

##### Approval – Installation of Holiday Lights

Mr. Randall explained that the Landscape Committee has recommended that in addition to the traditional holiday lighting, that the program be expanded to include the Madison 8 Gate. **It was moved by President Brill, seconded by Director Price to approve a proposal from Roro-Lite at a total cost of \$21,366.93. The motion was approved unanimously.**

##### Approval – Installation of Netafim

Director Sturgill explained the proposal being recommended by the Landscape Committee, calling for the installation of netafim in three new areas; in the landscape beds on PGA Boulevard; the gatehouse entrances; and along Arnold Palmer. **After discussion, it was moved by Director Sturgill, seconded by President Brill and approved unanimously that the proposals from Hort Tech be approved, at a total cost not to exceed \$25,000, and that these improvements be paid from the Reserve Fund.**

Acceptance – FY 2018 Reserve Study

Mr. Randall introduced the topic by explaining the process followed this year, which included an on-site inspection by the reserve consultant. The final report anticipates that the Association's annual contributions to its Reserve Fund will remain static for the foreseeable future. Following discussion, **it was moved by Director Moore, seconded by Director Price and approved unanimously that the FY 2018 Reserve Study be accepted.**

Approval – 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, most notably about the contributions from The Private Club and The Residence Club toward non-gate related expenses. about the detail. It was the consensus of the Board that the allowance for water be increased by \$20,000. After much discussion, **it was moved by President Brill, seconded by Director Gibbons that the FY 2018 Budget be approved. The motion was approved by a vote of 4-1 (Moore).**

President Brill announced that the Board will not be meeting on November 2<sup>nd</sup>, but that once a new meeting date was determined that the membership would be notified.

**ADJOURNMENT**

With no further business, the meeting adjourned at 4:20 pm.

Respectfully submitted,

Date:

Wayne LeBlang, Secretary  
As prepared by The Management Trust