

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 7, 2018

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, June 7, 2018 at 2:00 P.M. at the PGA Private Clubhouse, 55955 PGA Blvd., La Quinta, CA 92253. A quorum of the members was present.

MEMBERS PRESENT: Deborah Brill
 Gary Dolenga
 Barbara Montavon
 Dick Moore
 Penni Sturgill

MEMBERS ABSENT: None

ALSO PRESENT:

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

CALL TO ORDER

The meeting was called to order by Deborah Brill at 2:25 P.M.

APPROVAL – REQUEST FROM CAL WEST

President Brill introduced Mike Lake, representing California West, the developer of Signature. Mr. Lake summarized their request; to allow the installation of a 29.5 foot tubular steel fence in lieu of the standard stucco wall; with the Association assuming maintenance responsibility upon acceptance. The request results from CVWD not allowing the construction of a wall over its utility easement. After discussion, **it was moved by President Brill, seconded by Treasurer Sturgill, and approved unanimously that the request from Cal West be approved, subject to the construction of the fence being approved by the Master Association; and that a perimeter landscape plan be approved and installed by Cal West prior to the Association accepting these improvements.**

OPEN FORUM

Four (4) homeowner spoke during the forum about landscaping; rental property restrictions; legal bills; and bicylists.

CONSENT AGENDA

Approval of Board Minutes and Reports

1. Board of Directors Regular Meeting – April 4, 2018 (as amended)
2. Landscape Committee Meeting – March 12, 2018
3. Gates and Patrol Committee Meetings – March 28 and April 18, 2018
4. Compliance Committee Meeting – April 10, 2018
5. Community Services Director Report Summary – March and April, 2018

President Brill moved, Director Sturgill seconded to approve the consent agenda, subject to the amendment in the Board of Director meeting minutes. The motion to approve the Consent Agenda carried by a vote of 3-2 (Moore and Dolenga).

FINANCIAL REPORTS

Treasurer Sturgill introduced the financial statements for the months of March and April, 2018, 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, Vice President Montavon moved, President Brill seconded to accept the monthly financial statements as presented. Motion carried by a vote of 4-1 (Moore).**

MANAGEMENT REPORT

Mr. Randall presented a short report outlining the significant tasks initiated and/or accomplished since the Board's last meeting.

UNFINISHED BUSINESS

Status Report on PGA Boulevard Entrance

Director Sturgill provided the Board with an update on the construction; including the revised schedule for completion by July 26. She also presented information on the escalating costs associated with running natural gas to the sites; and asked the Board if there was interest in abandoning the natural gas/fire feature for an electric/lighting alternative. **Director Dolenga moved that the fire feature be abandoned; the motion was seconded by President Brill; and by a vote of 2-3 (Brill/Montavon/Sturgill) the motion was defeated. Subsequently, President Brill moved that the project proceed with the natural gas/fire feature, and that Director Sturgill be authorized to expend up to an additional \$12,000 for completion. The motion was approved by a vote of 3-2 (Moore and Dolenga).**

Signing of 2018 Ethics and Conduct Policy Statements

President Brill introduced the topic by reminding Board members of this policy; and that prior statements that compliance had been achieved when Board candidates signed a 'Request to Serve' application was no longer valid since no such applications were in use. **President Brill, Vice President Montavon and Secretary/Treasurer Sturgill signed and submitted their respective Policy Statements.**

NEW BUSINESS

Approval – Gatehouse Lighting

Director Sturgill introduced the topic, explain the extent of the proposed improvements. **It was moved by Director Dolenga, seconded by Vice President Montavon, and approved unanimously to incur the expenditure of \$7,342.35 with Roto-Lite to improve gatehouse lighting at the Palmer, Stadium and Nicklaus gatehouses; with this expense to be paid with Reserve Funds.**

Approval – Winter Color

Director Sturgill introduced the topic, explaining how this feature will change from previous years. **It was moved by Director Dolenga, seconded by Vice President Montavon, and approved unanimously to incur the expenditure of \$14,158.13 for the purchase of winter color.**

Approval – Request for Property Access by La Quinta Resorts

Mr. Randal summarized the two requests submitted by LQR, including allowing non-resident Club members access through the Nicklaus Gate to use the Club's new dog park; and to provide transponders for the Club's eight marshal carts. **It was moved by Director Dolenga, seconded by Vice President Montavon, and approved unanimously to concur with the recommendations of the Gates and Patrol Committee and staff to deny the request for non-resident Club member access through the Nicklaus Gate; and to approve the request to provide transponders for up to eight marshal golf carts.**

Approval – Amending Landscape Committee Charter

It was moved by President Brill, seconded by Vice President Montavon and approved by a vote of 4-1 (Moore) that new Landscape Committee Charter be approved.

Approval – Amending Gates and Patrol Committee Charter

It was moved by President Brill, seconded by Vice President Montavon that new Gates and Patrol Committee Charter be approved. After discussion, it was agreed that this item be tabled to the next meeting.

Discussion – Review of Accounts Payable

Director Dolenga commented on the topic. No action was taken.

Discussion – Work Flow for Requests to Review Association Records

No action was taken.

Discussion – Review of Contracts / Front Entrance Project

Director Dolenga commented on the topic. No action was taken.

Discussion – Review of Audio Recording Policy

Director Dolenga commented on the topic. No action was taken.

Discussion – Gates and Patrol Committee

No action was taken.

Discussion – Executive Committee

No action was taken.

Discussion – PGA Boulevard Paving

Director Dolenga commented on the topic. No action was taken.

Discussion -- Requests by Associations for Extra Roving Patrols

No action was taken.

Discussion – Transponder Requests from Golf Club

No action was taken.

ADJOURNMENT

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

Respectfully submitted,

Date:

Penni Sturgill, Secretary / Treasurer
As prepared by The Management Trust