

PGA WEST MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 4, 2018

MINUTES

A meeting of the Board of Directors of the PGA WEST Master Association was held on Thursday, October 4, 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 (Via telephone)

MEMBERS ABSENT: None

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 Deborah Brill at 2:05 P.M.

PRESIDENT'S REPORT

President Brill advised that the Executive Committee had just met to hear two Compliance Committee appeals and to discuss legal issues. She then read the expanded statement governing how the Open Forum would be conducted, specifically encouraging all in attendance to follow decorum.

OPEN FORUM

Twelve (12) homeowner spoke during the forum about the need to expand the entrance landscape improvements to the boulevard median; speed; landscape improvements around the Palmer and Stadium gates; Norman dues; costs of the front entrance; Executive Committee; trees and lighting on Pete Dye; the conflict between CC&Rs and By Laws; and the Gates and Patrol Committee Charter.

It was moved by Director Moore, seconded by Director Dolenga that the current Board of Directors be disbanded. Motion failed on a vote of 2-3 (Brill/Montavon/Sturgill).

CONSENT AGENDA

Approval of Board Minutes and Reports

1. Board of Directors Regular Meeting – June 7 and September 11, 2018
2. Compliance Committee Meeting – August 21, 2018
3. Community Services Director Report Summary – August, 2018

President Brill moved, Director Montavon seconded to approve the Consent Agenda. The motion to approve the Consent Agenda carried by a vote of 3-2 (Moore/Dolenga).

FINANCIAL REPORTS

Mr. Randall introduced the financial statements for the months of August 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, President Brill moved, Director Montavon seconded to accept the monthly financial statements as presented. Motion carried by a vote of 3-2 (Moore/Dolenga).**

MANAGEMENT REPORT

Mr. Randall presented a short report outlining the significant tasks initiated and/or accomplished since the Board's last meeting in September; and responded to Board questions.

UNFINISHED BUSINESS

Status Report on PGA Boulevard Entrance

Director Sturgill provided the Board with an update on the construction, including elements that contributed to the project's delay; recently completed items; and next steps. She also responded to questions from board members.

Approval – Gates and Patrol Committee Charter

President Brill introduced this item and summarized the three versions that were included in the Board's agenda packet. **Director Moore moved that the draft submitted by Director Dolenga be amended to delete reference to spending authority and exclude HOA Managers from the Committee's composition. The motion was seconded by Director Dolenga and defeated by a vote of 2-3 (Brill/Montavon/Sturgill).** Following additional discussion, it was moved by President Brill, seconded by Director Sturgill that the version presented and recommended by staff be approved. The motion was approved by a vote of 3-2 (Moore/Dolenga).

Approval – FY 2019 Budget

Mr. Randall summarized the budget information and the process used in formulating the document. A number of questions were posed and answers provided. After considerable discussion, **Mr. Dolenga moved that staff review, and if necessary amend, the calculations used in establishing the Norman Gate reimbursement; and to report back to the Board by November. The motion was approved by voice vote.** It was then moved by President Brill, seconded by Director Sturgill that the FY 2019 Budget be approved. The motion was approved by a vote of 3-1-1 (Moore/No-Dolenga/Abstain).

NEW BUSINESS

Approval – FY 2019 CareerBuilder Challenge

It was moved by President Brill, seconded by Director Sturgill that the Letter of Agreement be approved as presented. Motion was approved by a vote of 4-1 (Moore).

Discussion – FY 2018 Reserve Study

Mr. Randall summarized the report and answered Board questions. **It was moved by President Brill, seconded by Vice President Montavon and approved unanimously that the Reserve Study be approved as presented; and be distributed to the membership.**

Approval – Avenue 58th Irrigation Improvements

Mr. Randall summarized the report. **It was moved by Vice President Montavon, seconded by Director Sturgill and approved unanimously that the expenditure of up to \$7,460 with Hort Tech be approved; and that funds come from the Reserve Fund.**

Approval – Painting of Landscape Tiers

Mr. Randall summarized the report and recommendations from the Landscape Committee. It was moved by President Brill, seconded by Vice President Montavon and approved unanimously that the expenditure of up to \$5,362 with Moreno and Sons Painting be approved; and that funds come from the Reserve Fund.

Approval – Contract for Annual Auditing Services

It was moved by Vice President Montavon, seconded by President Brill and approved unanimously that Brabo and Carlsen be retained to complete the Associations FY 2018 audit at a cost not to exceed \$7,000.

Approval -- Board Policy / Reimbursements for Records Requests

Mr. Randall summarized the draft policy. It was moved by Vice President Montavon, seconded by President Brill and approved by a vote of 3-2 (Moore/Dolenga) that the policy be adopted as presented.

Discussion – Governing Documents

Director Dolenga commented; no action was taken.

Discussion – Transponder Policy

Director Moore commented; no action was taken.

It was moved by Director Dolenga, seconded by Director Moore that the Association seek reimbursement from legal counsel for all costs associated with the recent By Law Amendment. The motion was defeated on a vote of 2-3 (Brill/Montavon/Sturgill).

It was moved by Director Dolenga, seconded by Director Moore that the Association solicit proposals for legal services. The motion was defeated on a vote of 2-3 (Brill/Montavon/Sturgill).

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