

**LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 19, 2017**

CALL TO ORDER

Upon notice duly given, the General Session of the Board of Directors meeting of La Quinta Tennis Villas was held on October 19, 2017 at 11:00am at the offices of Gold Coast Community Management located at 75-178 Gerald Ford Drive, Suite B-1, Palm Desert, CA 92211.

President Nelson called the meeting to order at 11:01am. Quorum was established for purposes to conduct business.

BOARD MEMBERS PRESENT: Ryan Nelson,
Sean McVeigh, Vice-President (present telephonically)
Christen Bartelt, Secretary/Treasurer (present telephonically)
Ruth Utti, Director at Large (present telephonically)
Vince Amela, Director at Large (present telephonically)

REPRESENTING GOLD COAST: Sandy Ivins, Community Association Manager
Mary Jo Rivero, Assistant Manager

HOMEOWNERS PRESENT: Diane Vietor (present telephonically), Mike McCall, Attorney for Mr. & Mrs. Hiller at 77-347 Avenida Fernando.

OPEN FORUM

Pursuant to Civil Code §4925, an Open Forum was held. Attorney McCall noted people are cutting through the back yard area of 77-347 Avenida Fernando trying to get to the Resort. The Hillers are requesting a barrier be installed by the HOA to prevent access to this area. There was a discussion about the history of this issue. Mr. Nelson noted that this area is an easement granted to the HOA. Mr. Nelson noted that he would be open to posting a small sign "No Resort Access, Thank you" in the area where a fence would be. A motion was made by Ryan Nelson, seconded by Christen Bartelt and unanimously carried to **approve** posting a sign that reads "No Resort Access, Thank you" in the area where a fence would be. Attorney McCall will send Management a map showing the location where the sign will be posted.

MINUTES

The Board reviewed the minutes of the General Session from July 11, 2017. Following the review, a motion was made by Mr. Nelson and seconded by Christen Bartelt to **approve** the minutes as presented. With no further discussion, the motion carried with unanimous consent.

FINANCIALS

The Board reviewed the financial statements for July, August and September 2017. Upon a motion made by Mr. Nelson and seconded by Christen Bartelt the financial statements were **accepted** as presented. With no further discussion, the motion carried with unanimous consent.

CURRENT BUSINESS

Landscape Proposals from AK Landscaping, Vintage, and FC Landscape

There was a discussion regarding the current landscapers and the general dissatisfaction with their work. AK Landscaping is not trimming the plants and is not consistent with their work. There has been a number of complaints from homeowners over last year. The Board reviewed the proposals for Landscape Maintenance from Vintage and FC Landscaping. Following the review, a motion was made by Ryan Nelson to switch to FC Landscaping and give AK Landscaping a 30 day notice, seconded by Sean McVeigh, and unanimously carried

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the Board approved the FC Landscaping project. Management was directed to set up a meeting with Francisco Corona on Tuesday, October 24, 2017. It was noted that landscaping is the first priority of the Board.

Rolando Padron's Proposal for Deck Repair

The Board reviewed the proposal for deck repair at 76-343 Fernando. A motion was made by Mr. Nelson, seconded by Christen Bartelt and unanimously carried to **approve** Rolando's Maintenance proposal in the amount of \$1,200.

Water Rite Irrigation Report

Management was directed to send the Water Rite Irrigation Report to Francisco Corona at FC Landscaping for review and discussion at the landscape meeting on October 24th.

NEW BUSINESS

Reserve Study

The Board reviewed the 2018 Reserve Study. A motion was made by Ryan Nelson, seconded by Christen Bartelt and unanimously carried to **approve** the 2018 Reserve Study.

2018 Budget

The Board reviewed and discussed the draft of the 2018 Budget. It was the consensus of the Board to finalize the 2018 Budget at their next meeting, November 16, 2017. At this time the Board has decided there are still unknown expenses that need more research.

Approval of Insurance and Payments

The Board review and discussed the proposals. Ryan Nelson made a motion to **approve** the La Barre Oksnee proposal in the amount of \$23,051.53 for the annual premium to be paid out of the reserve fund and to be paid back by the operating account within one year, second by Sean McVeigh. With no further discussion, the motion carried by unanimous consent.

Car Tags

The Board reviewed and discussed the proposal from Signarama which included both hang tags and stickers. A motion was made by Ryan Nelson, second by Sean McVeigh to **approve** the Signarama proposal for 2018-2020 hang tags and stickers in the amount of \$1,798.35. With no further discussion the motion carried with unanimous consent.

Welcome Packet

The Board reviewed and discussed the information presented by Ryan Nelson for the "Welcome Packet" Ryan Nelson reported that the packet would be available on the website.

Approval of 2017 Audit Proposal

The Board reviewed and discussed the proposal from VanDer Pol to perform the 2017 Audit. A motion was made by Ryan Nelson, seconded by Christen Bartelt and unanimously carried to **approve** the Audit Proposal in the amount of \$1,185.00.

CORRESPONDENCE

The Board reviewed and discussed the various options available to use the tennis courts including a one day pass. Management was directed to deny the request of a homeowner to use the common area for commercial

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purposes. The Board may approve an event at the Annual Meeting in April. This will be a January agenda item.

MANAGEMENT REPORT

Management was directed to send Ryan Nelson an updated homeowner's list.

There was a discussion about landscape issues that need to be discussed with FC Landscaping at the landscape walk with him on October 24, 2017. It was the consensus of the Board to keep landscape with the same look as the Hotel.

NEXT MEETING

The next Board of Directors meeting will be held on **November 16, 2017 at 11:00am** at the offices of Gold Coast Community Management.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting was adjourned at approximately 12:15pm.

Signature: _____
Secretary

Date: _____

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