

**LA QUINTA TENNIS VILLAS  
MINUTES OF THE ANNUAL MEETING  
April 10, 2014**

The Annual Meeting of the La Quinta Tennis Villas Homeowners Association was held Thursday, April 10, 2014, in the conference room of Gold Coast Community Management.

<b>Board Members Present in person:</b>	Pat Howard, Ruth Utti
<b>Board Members Present by Teleconference:</b>	Ryan Nelson, Karen Miller, Sean McVeigh
<b>Board Members Absent:</b>	None
<b>Representing GCCM:</b>	Kent Robbins
<b>Homeowners Present:</b>	Vince Amela in person; Sam Suzenevitch, Diana Vietor, and Susan Bennet by conference call.

**Call to Order**

President Ryan Nelson called the meeting to order at 11:00 a.m.

**Proof of Notice of Annual Meeting**

Gold Coast Community Management manager Kent Robbins certified that a notice of the annual meeting had been properly mailed via U.S. mail to all homeowners on February 25, 2013.

**Quorum**

Inspector of Election James Hooten certified that 26 ballots had been received, with two of the ballots unsigned. Those 2 ballots could be used for quorum purposes only, but the votes could not be counted. With 48 members, the quorum requirement of 25 was met, making it a legal annual meeting

**Guest Speaker**

Rob Parker, a landscape architect with RGA Landscape Architects attended the meeting at the request of the board to answer questions about his inspection of the hard scape problems and the most effective manner to deal with them. Rob had inspected the hardscape and wrote a report of its condition for the board in May, 2013, Kent Robbins made copies for those attending the meeting in person. Rob noted that several issues were responsible for the poor condition; poor compaction prior to the pouring of the concrete, heaving caused by the ficus tree roots, high salt content of the irrigation water and overspray over the years, improper base to accommodate the vehicle traffic, and incorrect concrete mix for the soil conditions. Rob explained the advantages of using pavers instead of concrete; cuts can be made to repair irrigation pipe breaks with pavers that would not look like a scar which would be the case with concrete and asphalt; cracks would not appear in paver surfaces like concrete and asphalt, pavers would accommodate run off water much better than concrete or asphalt; and the aesthetic

appearance of the pavers would upgrade the overall look of the complex. Some of the disadvantage would include some "tracking" of tire tracks from surrounding asphalt surfaces, but this could be minimized by proper sealing and periodic cleaning of the pavers; and of course the cost of pavers is higher than concrete or asphalt.

The discussion about the hardscape took a very long period of time, and also involved discussions about removal of the ficus trees, replacement of electrical and irrigation lines to the islands, and different thoughts on financing. Loans for HOAs are not an option at this point, so a special assessment would be necessary in order to proceed with anything. It was suggested that perhaps the membership could be informally surveyed to aid the board in its decision making about the hardscape.

#### **Minutes**

Ryan Nelson made a motion to approve the minutes from the 2013 Annual Meeting. Pat Howard seconded the motion which was approved unanimously.

#### **Open Forum**

None of the homeowners present had any comments that did not relate to the paver discussion.

#### **Election Procedure**

Kent Robbins briefly explained the election procedures required by California State Law, including the candidacy forms, Inspector of Election, and the secret ballot process.

#### **Election of Directors & Passage of Excess Funds Resolution**

James Hooten, the Inspector of Election announced the election results. The following homeowners were elected to two year terms on the board:

Karen Miller  
Ruth Utti  
Pat Howard

The IRS Excess Funds Resolution passed with 23 votes for, and no opposing votes.

#### **Adjournment**

With all business of the Annual Meeting completed, the President, Ryan Nelson, adjourned the meeting at 12:15 p.m., and a Board of Directors Meeting immediately followed.

Signed: \_\_\_\_\_

*Pat Howard*

Date: \_\_\_\_\_

*7-9-15*

**LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION**  
**Minutes of the April 9, 2015**  
**Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, April 9, 2015, in the conference room of Gold Coast Community Management, following the Annual Meeting.

Board Members Present: Sean McVeigh, President  
Ruth Utti, Director  
Karen Miller, Secretary/Treasurer  
Ryan Nelson, Vice-President  
Pat Howard, Director

Sean McVeigh, Ruth Utti, Pat Howard and Ryan Nelson were there in person; Karen Miller attended by tele-conference

Board Members Absent: None

Homeowners present: Vince Amela attended by tele-conference, Allan Carroll attended in person

Representing GCE: Kent Robbins

**Call to Order**

President Ryan Nelson called the meeting to order at 11:20 a.m., immediately following the Annual Meeting.

**Election of Officers**

After informal discussion among the board members, Ryan Nelson made a motion that Sean McVeigh be President, Ryan Nelson be Vice President, and Karen Miller be Secretary/Treasurer. Pat Howard seconded this motion, which passed unanimously.

**Homeowner Open Forum**

Vince Amela has asked if he can replace his sliding doors with white vinyl ones. The board discussed this and concluded that it would be best to maintain the uniformity throughout the complex and stick with requiring a dark colored frame on replacement doors and windows. Most are black. Vince will see what he can find that will match the current color.

**Minutes**

Sean McVeigh moved that the minutes from the January 22, 2014, board meeting be approved. Ryan Nelson seconded the motion which passed unanimously.

**Financials**

Sean McVeigh moved that the financials for January 31, 2015, February 28, 2015, and March 31, 2015 be approved. Ryan Nelson seconded the motion which passed unanimously.

### **New/Current Business**

1. Kent Robbins reported that Vector Control is running behind and will treat again for fire ants on May 7, 2015. The Tennis Villas are eligible for another follow up treatment in August and Kent Robbins will coordinate that with Vector Control.
2. The board reviewed the monthly security reports for December, January, and February from Danny Cunningham. There were no items needing action. The board noted that the two long time guards at the Fernando gate have both left and there are new guards now on duty.
3. The board tabled a proposal from Desert Concepts to convert several areas to desert scape which would probably qualify for a rebate from the Coachella Valley Water District, since the square footage is around 9,000 square feet. Sean McVeigh suggested that it would be best to wait with this and consider doing it when the paver project is done.
4. Sean McVeigh made a motion to approve the proposal from SCT Reserve Consultants for this year's Reserve Study. Ruth Utti seconded the motion which passed unanimously
5. Sean McVeigh made a motion to approve the new Delinquent Assessment Policy for 2015. Ryan Nelson seconded the motion which passed unanimously
6. Pat Howard made a motion to ratify the contract made with Donald McKinney Construction to replace the garage roof and deck at 77-104 Calle Mazatlan. Ryan Nelson seconded this motion which passed unanimously. The work has been finished.
7. Rolando Padron should be asked to power-wash the exterior of 77-329 Avenida Fernando. That unit has accumulated a lot of dirt on the front.
8. Kent Robbins told the board that RM Construction would be out to repair broken roof tiles on at least 3 different units in the next two weeks.
9. Pat Howard gave some background information for new homeowners about the hardscape issues, including the history and the due diligence that the board has worked through over the last several months. The board learned that the concrete is in poor shape because of poor sub-strate preparation and tree root invasion from ficus trees which should not have been planted in front of the garages because of their destructive root systems. Pat explained that this issue will need to be revealed to potential buyers at the Tennis Villas and the board would like a flyer to go out to the membership regarding this. Kent Robbins will also make sure that any escrows will include a statement about a potential special assessment to deal with this issue.
10. The hardscape issues were discussed, including the two bid proposals received so far. A third one will be forthcoming. The bid from Farley did not include the concrete banding or the removal of the trees. Kent Robbins explained that there is a good possibility if everything stays on schedule that construction could begin late summer if the membership approves the special assessment and the money is in hand to enable the signing of the contracts.

### **Correspondence**

1. The board reviewed the correspondence about the escrow closings and welcome letters and there were no issues.

2. The board discussed Vince Amela's Architectural Application with him, and it was agreed that Vince will further investigate finding replacement sliding doors in the same color (black or bronze) as the present ones, rather than white.
3. Sean McVeigh made a motion to approve the Architectural Request filed by the Carrols to enlarge and join their two patios. Ryan Nelson seconded the motion which passed unanimously.
4. Sean McVeigh made a motion to approve the Architectural Request filed by the Van Pelts to enlarge and join their two patios and to add a retractable awning in La Quinta Blue. Ryan Nelson seconded the motion which passed unanimously.
5. The board discussed the request by the Landaus to install a hedge to join the two stucco walls along Fernando. The board wants to get a proposal from AA Masonry to join the two walls together rather than plant a hedge. The area would still have access for the landscapers at both ends.

### Management Report

The items in the Management Report were reviewed, and there were no questions.

### Next Meeting

The board selected Thursday, July 23, 2015, at 11:00 am as the next Board of Directors Meeting. Kent Robbins will coordinate a walk through at 9:00 am with those board members attending the meeting in person that day.

### Adjournment

This general board meeting was adjourned at 1:15 p.m. to enter the Executive Session portion of the meeting.

Signature

R. Howard

Date:

7-9-15

**LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION**  
**Minutes of the January 22, 2015**  
**Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, January 22, 2015, in the conference room of Gold Coast Community Management, at 11:00 am.

Board Members Present: Ryan Nelson, President  
Ruth Utti, Director  
Karen Miller, Secretary/Treasurer  
Sean McVeigh, Vice-President  
Pat Howard, Director

Sean McVeigh, Ruth Utti, and Pat Howard were there in person; Ryan Nelson and Karen Miller attended by tele-conference

Board Members Absent: None

Homeowners present: Vince Amela, Sam Suznivich, Susan Bennet

Representing GCE: Kent Robbins

**Call to Order**

President Ryan Nelson called the meeting to order at 11:00 a.m.

**Homeowner Open Forum**

Vince Amela noted that he would appreciate seeing plans for any turf conversion to desert scape before the board proceeds with any large changes. Ryan Nelson noted that the board would do that, and that there were no immediate plans in the works. There may be some changes made in conjunction with the paver project being considered. Kent Robbins mentioned for Diana Vietor that some of the citrus trees will need trimming prior to the bloom season usually in March. Susan Bennet noted that her garage roof deck is leaking into the garage ceiling. Kent Robbins will arrange to look at it with the La Quinta Leasing Office.

**Minutes**

Ryan Nelson moved that the minutes from the October 16, 2014, board meeting, and the October 24, 2014 Special Board Meeting be approved. Sean McVeigh seconded the motion which passed unanimously. Karen Miller noted two typos; one in the first line of the 2<sup>nd</sup> page of the October 16<sup>th</sup> minutes; "was" should be "said"; the 2<sup>nd</sup> typo was in item 5 of the Special Meeting Minutes; "arrange" should be "arrange".

**Financials**

Ryan Nelson moved that the financials for October 31, 2014, November 30, 2014, and December 30, 2014 be approved. Karen Miller seconded the motion which passed unanimously. Karen

noted that everything looked on target except for the water bills now seem more in line with the budget, after the leak was fixed. She also noted that she believes the landscaper is over watering.

### **New/Current Business**

1. Kent Robbins reported that Vector Control will treat again for fire ants on January 26, 2015. The Tennis Villas are eligible for another follow up treatment in late April or early May and Kent Robbins will coordinate that with Vector Control.
2. The board reviewed the monthly security reports for September, October, and November from Danny Cunningham. There were no items needing action.
3. The board tabled a proposal from Desert Concepts to convert several areas to desert scape which would probably qualify for a rebate from the Coachella Valley Water District, since the square footage is around 9,000 square feet. Sean McVeigh suggested that it would be best to wait with this and consider doing it when the paver project is done.
4. The drainage problem behind 77-100 Calle Mazatlan was discussed. Pat Howard and Ruth Utti looked at the area with Kent Robbins and Frank Castro of Desert Concepts. Frank prepared two different proposals for the board to consider; one is for a drain and piping to be installed, and the other is for regrading and removal of dirt to create a natural flow for any excess water from rainfall. Ryan Nelson made a motion to approve the contract for the drain and piping to be installed. Pat Howard seconded the motion which passed unanimously.
5. Ryan Nelson made a motion to approve the proposal from VanDerPol and Company to do the taxes and the audit for 2014. Pat Howard seconded this motion which passed unanimously.
6. Ryan Nelson made a motion to ratify the contract made with Donald McKinney Construction to replace the garage roof and deck at 76-984 Calle Mazatlan. Pat Howard seconded this motion which passed unanimously. The work has been finished on schedule.
7. The final 2014 gate expenses have been submitted by Santa Rosa Cove and have been paid.
8. The board discussed complaints from homeowners about signs that have been put up by La Quinta Leasing and also security service signs. The board wants to clarify the section of the Rules and Regulation regarding signs. The La Quinta Leasing Office should be called and asked to remove all of their signs, as the language on them is not considered to be fair competition. The size of their signs is perfect and one will be measured to specify that size in the rules. The new rules should specify the size allowed, they must be dark lettering on a tan background, they must contain only the office and agent name, phone number, and for sale or rent or lease. All signs must appear in good condition, and they must be placed within 2 feet of the front door or at the edge of the rear patio. Signs are not to be placed into the common areas where they can interfere with landscaping machinery. Security signs must be placed with 2 feet of the front door or small window stickers may be placed directly on doors and windows.
9. Rolando Padron should be asked to power-wash the exterior of 77-307 Avenida Fernando. That unit has accumulated a lot of dirt for some reason.

10. The Board discussed the issue of allowing private spas on patios. A realtor asked if they were allowed. Karen Miller said that it would be a liability issue for the HOA, particularly since the city would also require a fence around it to help prevent accidental drownings. The entire board was in agreement that private spas on patios will not be allowed.
11. The hardscape issues were discussed, including the detailed reports received from the arborist, H. Spencer Knight, and the Geotechnical Report from Petra Geosciences, Inc. After discussing the Arborist report, the board agreed to ignore any tree issues that are not related to the concrete issues. Those items will be tabled at this time. The board would also like Rob Parker's recommendation on what type of tree or other planting should be used for replacement of the problem ficus trees and also wants Rob's opinion about the citrus trees

The board wants to have Rob Parker take them on a tour to personally view some different types of pavers that would be appropriate to use at the Tennis Villas. After this is done, the board is ready to get bids for the tree removal which should be done just prior to the removal of the old concrete.

After a selection of type of paver, the board will be ready to proceed with Rob Parker's preparation of bid specifications and solicitation of the paver bids which will include photo simulations suitable for presentation to the membership. After these are all received, a final package will be assembled for presentation to the homeowners along with their special assessment ballot for this project.

### **Correspondence**

1. The board reviewed the correspondence about the escrow closings, welcome letters and Architectural Approval Letters, and there were no issues.

### **Management Report**

The items in the Management Report were reviewed, and there were no questions.

### **Next Meeting**

The board selected Thursday, April 9, 2015, at 11:00 am as the Annual Meeting date, followed by a Board of Directors Meeting. Kent Robbins will coordinate a walk through at 9:00 am with those board members attending the meeting in person that day.

### **Adjournment**

This general board meeting was adjourned at 12:45 p.m. to enter the Executive Session portion of the meeting.

Signature



Date

