

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the July 23, 2015
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, July 23, 2015, at 11:00 am, at Gold Coast Community Management..

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

Sean McVeigh was there in person; all others attended by tele-conference

Board Members Absent: Ryan Nelson, Vice-President

Homeowners present: Vince Amela, Diana Vietor, Mike Zugsmith, and Gene Darr all attended by tele-conference

Representing GCE: Kent Robbins

Call to Order

President Sean McVeigh called the meeting to order at 11:00 am.

Homeowner Open Forum

Diana Vietor mentioned tiles around the front doors and also asked when the town hall meeting would be for the hardscape presentation. Diana also wondered how long each homeowner would not be able to use their garages. Kent Robbins replied that construction would likely be in phases to inconvenience people as little as possible. Sean McVeigh said these items would be discussed further later today's agenda. Gene Darr is also interested in the hardscape items, and Vince Amela asked if the Reserve Fund could be used for any of the hardscape costs. Kent Robbins noted that Mike Graves said that usually replacement of the hardscape is not included in Reserve Studies because concrete is expected to last the life of the project.

Minutes

Pat Howard moved that the minutes from the April 9, 2014, board meeting be approved. Karen Miller seconded the motion which passed unanimously.

Financials

Karen Miller moved that the financials for April 30, 2015, May 31, 2015, and June 30, 2015 be approved. Sean McVeigh seconded the motion which passed unanimously.

New/Current Business

1. Kent Robbins reported that Vector Control treated 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 March, April, and June from Danny Cunningham. There were no items needing action.
3. Reliable Tree Service has recommended that 5 large date palm trees be removed and gave a proposal of \$900 each to remove them. Sean McVeigh suggest that these might be removed when the ficus and other trees are removed for the paver project. The board would like for each of the 5 trees to be identified and photographs provided of them.
4. **Sean McVeigh made a motion to approve the proposal from AA Masonry to build connecting wall at the two locations on Fernando. Ruth Utti seconded the motion which passed unanimously.**
5. The board discussed the proposal from Desert Concepts to convert the small front yard of 77-347 Fernando to desert scape, with the area behind the hedge by the parking spots and the area of grass by the walkway to the resort. Kent Robbins has pictures of the area which he will email to the board. **Pat Howard made a motion to approve this, but add 6 more plants. Sean McVeigh seconded this motion which passed unanimously.** Kent Robbins will speak with Frank Castro about the cost to add 6 more plants.
6. The issue of decorative tiles placed around front doors was discussed. Four homeowners have done this without getting it approved by the board. One homeowner has asked permission to add them to their front door. In general the board agrees that they look ok, however they are concerned about where the line should be drawn to maintain uniformity. Two of the homes have had these tiles for many years. A reminder item was sent out to the membership about getting approval for this sort of thing before beginning any work. **Karen Miller made a motion to give retroactive approval to the 4 owners who have already added these tiles around their front doors. Pat Howard seconded the motion which did not pass, with Ruth Utti and Sean McVeigh voting against.** The board tabled making a decision to approve any future applications to add these tiles.
7. The hardscape issues were discussed. Pat Howard reviewed his cost spreadsheet and will email a corrected version to the board. Everything does appear to be on target to keep the special assessment under \$10,000 per unit, including a portion being paid from the Reserve Fund.

The electric proposals were discussed. RGA had problems getting bids and Kent Robbins suggested that they contact Astro Electric which they did.

The letter sent to some of the membership by Diana Vietor and Gene Darr was discussed briefly. It was mentioned that there can be professional disagreement by realtors about the issue of the property values going up as a result of this project being completed.

The possibility of allowing payments to be made for the special assessment was discussed. This would be very problematic to collect, and Karen Miller noted that the HOA should not be taking on the role of financing the membership. Any financing should be done by each individual member if they need it. Kent Robbins also noted

that HOA loans are very difficult to obtain from banks. The board will not consider a loan at this point.

The board reviewed the proposed timeline and unanimously agreed that they will adopt this. It calls for the construction to commence June 1, 2016 and be completed by September 30, 2016. The town hall meeting will take place sometime in February and the exact date will be determined later. It was noted the Mike Zugsmith suggested doing the town hall meeting on a Saturday to encourage more of the membership to attend. The board will make their formal approval of the color, pattern and design at their next meeting. Sean McVeigh will speak to Rob Parker and get pictures of the actual colors and designs.

Kent Robbins noted that RGA has completed the requirement of their current contract. He will contact Rob Parker to give the board another proposal to get them to the construction phase. The board does have a construction phase proposal from for oversight of the construction.

Correspondence

1. The board reviewed the welcome letter to the new owner, the letter from Time-Warner about the annual increase, the architectural approval letter to the Carrolls, and the email correspondence with SCT Reserve Consultants.
2. **Sean McVeigh made a motion to ratify the architectural approval given to the Van Pelts. Pat Howard seconded this motion which passed unanimously.**

Management Report

The items in the Management Report were reviewed, and there were no questions. It was noted that the work order to Desert Concepts to correct several watering issues have resulted in an "Efficient" rating from the Coachella Valley Water District". However, the sprinklers are still coming on during the day at times and this needs to end. Watering is supposed to only be done at night.

Next Meeting

The board agreed to meet September 3, 2015, to keep on target with the new timeline for the hardscape project. They will then plan another meeting in October to deal with the 2016 budget and other items.

Adjournment

This general board meeting was adjourned at 1:10 p.m. to enter the Executive Session portion of the meeting.

Signature Pat Howard

Date Sept 3, 2015

**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.

Board Members Present in person:	Pat Howard, Ruth Utti
Board Members Present by Teleconference:	Ryan Nelson, Karen Miller, Sean McVeigh
Board Members Absent:	None
Representing GCCM:	Kent Robbins
Homeowners Present:	Vince Amela in person; Sam Suzenevitch, Diana Viotor, 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: _____

4-9-15

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