

**LA QUINTA TENNIS VILLAS  
MINUTES OF THE ANNUAL MEETING  
May 3, 2012**

The Annual Meeting of the La Quinta Tennis Villas Homeowners Association was held Thursday, May 3, 2012, in the conference room of Gold Coast Community Management.

<b>Board Members Present in person:</b>	None
<b>Board Members Present by Teleconference:</b>	Karen Miller Ryan Nelson Sean McVeigh Ruth Utti
<b>Board Members Absent:</b>	None
<b>Representing GCCM:</b>	Kent Robbins
<b>Homeowners Present:</b>	Sam Suznevich, in person Lars Ahlstrom, by teleconference

**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 March 21, 2012.

**Quorum**

Inspector of Election James Hooten certified that 23 ballots had been received, two short of meeting the required 25 for quorum on the first count. With 48 members, 25 ballots were needed for a quorum. Ryan Nelson made a motion to adjourn the meeting and reconvene, therefore reducing the quorum requirement to 12 based on the by-laws of the association. Sean McVeigh seconded this motion which passed unanimously. With the quorum requirement being reduced to 12, and 23 ballots having been received, the Annual Meeting met the quorum requirement.

**Minutes**

Sam Suznevitch made a motion to approve the minutes from the 2011 Annual Meeting. Ruth Utti seconded the motion which was approved unanimously by the members present.

**Open Forum**

None of the homeowners present had any comments for the Open Forum.

**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

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 11:20 p.m., and a Board of Directors Meeting immediately followed.

Signed: Karen Miller Date: 3/28/13

**LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION**  
**Minutes of the January 24, 2013**  
**Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, January 24, 2013, in the conference room of Gold Coast Community Management.

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

Sean McVeigh and Ryan Nelson were present by conference call.

Board Members Absent: None

Homeowners present: Mike Zugsmith was present by conference call.

Representing GCE: Kent Robbins

**Call to Order**

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

**Homeowner Open Forum**

Mike Zugsmith asked if the A/C unit of his neighbor's was on the priority list to have a wall installed around it. This unit is close to his patio and creates noise and visual pollution for him and his guests. Karen Miller replied that it was on the list, and the board would be discussing additional walls during the board meeting.

**Minutes**

Ryan Nelson moved that the minutes from the October 25, 2012, board meeting be approved. Karen Miller seconded the motion which passed unanimously.

**Financials**

Karen Miller moved that the financials for October 31, 2012, November 30, 2012, and December 31, 2012 be approved. Ryan Nelson seconded the motion which passed unanimously.

**New/Current Business**

1. The board reviewed the monthly security reports from Danny Cunningham. The only recurring issue was the illegal parking by a board member of Los Estados, and this issue has been dealt with satisfactorily.
2. The complex was treated for fire ants by Vector Control on December 26, 2012.
3. Secretary of State information was submitted by management for 2013.

4. Additional broken roof tiles were repaired by RM Construction. Kent Robbins keeps a running list of broken tiles for periodic repair by RM.
5. Notification of a small increase in gate house expenses was received from Santa Rosa Cove, and this increase had been anticipated and included in the 2013 budget.
6. The board had agreed to table consideration of the bid for eliminating trip hazards until a report is received from the Risk Management review. This has still not been received, and Kent Robbins will follow up with LaBarre/Oksnee to get a copy of that report.
7. The condition of the driveways and cul-de-sac pavement was discussed, and the bids for replacement with pavers were reviewed. The surfaces continue to deteriorate and look very bad, with many cracks, uneven surfaces, holes, and just general deterioration. The board discussed the likelihood of the membership approving a special assessment to replace the surfaces with pavers, and concluded that it was unlikely due to the active opposition of a few members. It was decided that Karen Miller will email Diana Vietor and Gene Darr, two real estate agents familiar with the complex, and ask for their opinions about the likelihood that pavers would increase the property values, and by how much. The board hopes that if the opinions are positive, they might help convince the membership of the need for replacement.
8. The board discussed the bid proposal from AA Masonry to add additional walls around A/C units. Karen Miller made a motion to construct 12 additional walls if the cost can be less than \$18,000. Ryan Nelson seconded the motion, which passed unanimously. Karen listed the 12 addresses to be in the 1<sup>st</sup> priority, with the remainder in the 2<sup>nd</sup> priority. The board would like for Kent Robbins to negotiate with AA Masonry to possibly get a little better price, and also see if AA Masonry can give a discount if the board were to complete all of the walls at the same time.
9. Kent Robbins will get a bid for cleaning the pool and spa coping tiles, and also a bid for a "maintenance staining" of the pool decks.
10. Ruth Utti, Karen Miller, and Kent Robbins did a walk through of the property prior to the board meeting. The following items were noted:
  - a. The driveway repairs made to cover the holes to access the plumbing problem at 76-936 Calle Mazatlan need further attention. The pebble tech surface appears to be disintegrating already. The owners are responsible for this item, and will be notified by letter.
  - b. There is some type of thorny plant at the parking spaces on Calle Mazatlan that is not growing hardly at all. Kent Robbins will ask Frank what can be done to jump start them.
  - c. Some of the new citrus trees which were recently planted need to have the lower trunks painted white to match the others.
  - d. Kent Robbins will notify the resort of several dead bushes in the hedges by the tennis courts behind 76-946 and 76-944 Calle Mazatlan. 76-946 also has some dead bushes that should be replaced by the HOA.
  - e. 77-339 Avenida Fernando has a couple of broken roof tiles to be added to the repair list for RM Construction.
  - f. 76-942 Calle Mazatlan has a large dead area in the grass by the sidewalk.
  - g. It was noted that several areas around trees with flowers around them would look better with some type of edging to separate the grass from the flower

beds. Kent Robbins will get a cost from Frank to add rubber edging, and the concrete edging.

- h. The landscape light at the front of the garage at 77-315 Avenida Fernando needs to be replaced by Jetson.

**Correspondence**

An email was received from the owners of 76-890 Calle Mazatlan expressing their dissatisfaction with replacing their three old citrus trees with just new one. The board all agreed that one replacement tree is sufficient for the size of the yard. The three old ones were too crowded. The board received an email reply from the renter who the board declined to reimburse for the cost of replacing a garage roof deck. The board stands by their original decision. The only other correspondence was from Time-Warner Cable notifying the HOA of the annual increase in the bulk service rate. This was anticipated by the board and included in the budget for 2013.

**Management Report**

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

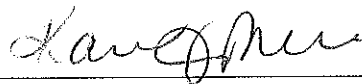
**Next Meeting**

The next board meeting will be on Thursday, March 28, 2013, following the Annual Meeting at 11:00 am, in the conference room at Gold Coast Community Management. A walk through of the property will be conducted at 9:00 am the same morning.

**Adjournment**

This general board meeting was adjourned at 12:30 p.m. to enter the Executive Session portion of the meeting.

Signature



Date

3/28/13