

**LA QUINTA TENNIS VILLAS
MINUTES OF THE ANNUAL MEETING
March 28, 2013**

The Annual Meeting of the La Quinta Tennis Villas Homeowners Association was held Thursday, March 28, 2013, in the conference room of Gold Coast Community Management.

Board Members Present in person:	Karen Miller Sean McVeigh Ruth Utti
Board Members Present by Teleconference:	Ryan Nelson
Board Members Absent:	None
Representing GCCM:	Kent Robbins
Homeowners Present:	None

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 21 ballots had been received, four short of meeting the required 25 for quorum on the first count. With 48 members, 25 ballots were needed for a quorum. Karen Miller 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

Sean McVeigh made a motion to approve the minutes from the 2012 Annual Meeting. Ruth Utti seconded the motion which was approved unanimously.

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

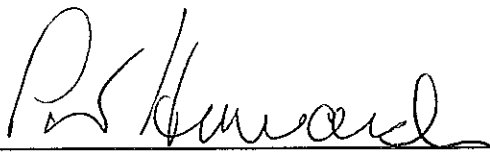
James Hooten, the Inspector of Election announced the election results. The following homeowners were elected to two year terms on the board:

Ryan Nelson
Sean McVeigh

The IRS Excess Funds Resolution passed with 20 votes for, and one opposing vote.

Adjournment

With all business of the Annual Meeting completed, the President, Ryan Nelson, adjourned the meeting at 11:10 a.m., and a Board of Directors Meeting immediately followed.

Signed:  Date: 4-10-14

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the January 16, 2014
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, January 16, 2014, 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

Ryan Nelson and Sean McVeigh were present by conference call.

Board Members Absent: None

Homeowners present: Vince Amela (via 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

Vince Amela was the only homeowner attending the board meeting and had no complaints. He just wanted to listen to the board meeting to be informed.

Minutes

Karen Miller moved that the minutes from the October 10, 2013, board meeting be approved. Ruth Utti seconded the motion which passed unanimously.

Financials

Karen Miller moved that the financials for October 31, 2013, November 30, 2013, and December 31, 2013 be approved. Ryan Nelson seconded the motion which passed unanimously.

New/Current Business

1. Kent Robbins reported that Vector Control treated again for fire ants on December 16, 2013. The Tennis Villas will be eligible for another follow up treatment on March 16, 2014. Kent Robbins will coordinate that with Vector Control.
2. The board reviewed the monthly security reports for September, October, November, and December from Danny Cunningham. There were no items needing action.
3. The HOA has received confirmation from the Santa Rosa Cove Association for the new monthly amount for security and gate house expenses, and the annual shared costs for 2013.
4. The annual Secretary of State information has been submitted for 2014.

5. The board reviewed the sample contract received from RGA Landscape Architects for handling hardscape replacement with pavers. The board is not ready to sign a contract yet, since they are not in a financial position to pay for it without a special assessment. The board discussed this issue and would like for Rob Parker to make a presentation for the membership at the Annual Meeting giving an approximate cost for the project, the advantages of pavers, and be available to answer any question the membership might have. Kent Robbins will contact him to see what he will charge us for such a presentation.
6. Karen Miller made a motion to approve the proposal from Schonwit & Company to do the 2013 audit and taxes. Ryan Nelson seconded the motion which passed unanimously.
7. Ryan Nelson made a motion to ratify the contracts with Don McKinney Construction for the replacement of two decks, repair of roofing paper and repair of leaks at 77321 Fernando and 76938 Calle Mazatlan. Karen Miller seconded the motion which passed unanimously.
8. The board selected Thursday, April 10, 2014, at 11:00 am as the Annual Meeting date.
9. Kent Robbins, Karen Miller and Ruth Utti did a walk-through of the property prior to the board meeting and noted these items needing attention:
 - a. The area behind the A/C wall at 76-946 Calle Mazatlan is being used by the gardener to store equipment. It's ok for him to do that, but he is cluttering up the area by storing recycling material, a spare tire, and other junk that should not be there. Kent Robbins will speak to Frank about this.
 - b. The sprinklers at 76-940 Calle Mazatlan need to be redirected and re-aimed.
 - c. 76-938 Calle Mazatlan needs some more plantings in the area to the right of the front door. It looks very bare, except for one plant.

Correspondence

The board reviewed all the items of correspondence. Only one needed action; Dan Rawls asked to plant some additional ficus plants, at his expense, similar to the ones that were planted by his neighbor next. His plan was reviewed and Karen Miller and Ruth Utti viewed the back yard where he wants to plant them. Ryan Nelson made a motion to approve the request with the stipulation that any irrigation changes that are needed must be done by Desert Concepts. Ruth Utti seconded the motion, which passed unanimously.

Management Report

The items in the Management Report were reviewed, and there were no questions. Karen Miller will be writing a quarterly newsletter to go out with the March statements and asked for the board to send her any items they want included.

Next Meeting

The next board meeting will follow the Annual Meeting and will be on Thursday, April 10, 2014, 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 12:00 p.m. to enter the Executive Session portion of the meeting.

Signature Ruth Hill Date 4-10-2014