

**LA QUINTA TENNIS VILLAS
HOMEOWNERS ASSOCIATION
Minutes of the July 23, 2010
Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Friday, July 23, 2010, at 1:00 pm, in the conference room of Gold Coast Property Management.

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

Board Members Absent: Mark Grady, Director

Homeowners present: None

Representing GCE: Kent Robbins

Call to Order

President Ryan Nelson, called the meeting to order at 1:00 p.m.

Homeowner Open Forum

No homeowners attended this meeting. Ruth Utti complimented Ryan Nelson on how nice the pool renovation looks and suggested that perhaps the board may want to consider a pool furniture upgrade at some point. Sean McVeigh agreed, and suggested that when the other pool is done this fall that the lanterns be placed just a bit higher in order to show more of the nice tile design. Sean also said that he does not care for the concrete borders. Ryan agreed, said he would cancel the concrete borders, and said he would have the masonry company make the lanterns a bit higher for the next pool pillars.

Minutes

Sean McVeigh moved that the minutes from the April 16, 2010, board meeting be approved. Ryan Nelson seconded the motion which passed unanimously.

Financials

Ryan Nelson moved that the financials for April 30, 2010, May 31, 2010, and June 30, 2010, be approved. Ruth Utti seconded the motion which passed unanimously.

New/Current Business

1. Kent Robbins gave some background on accountant Irma Proulx who has been added to the Gold Coast Staff to address any questions board members may have regarding the financials each month.

2. Ryan Nelson made a motion to ratify the email vote taken to reimburse him \$525.00 for the cost of moving the two A/C units in order to do the construction at the adjacent pool. Karen Miller seconded the motion which passed unanimously.
3. Ruth Utti made a motion to reimburse Ryan Nelson \$464.14 for mailbox repairs and tiles that he personally paid for. Sean McVeigh seconded the motion which passed unanimously.
4. Sean McVeigh made a motion to authorize Ryan Nelson to make arrangement with Contreras Lath and Plaster to do similar restoration work, at a similar cost, on the two remaining mailboxes. Ryan Nelson should be reimbursed for the cost, as he was with the first mailboxes. Karen Miller seconded the motion, which passed unanimously.
5. Ryan Nelson made a motion to ratify the email vote which was taken to have the pool equipment room doors repaired and replaced. Karen Miller seconded the motion, which passed unanimously.
6. Karen Miller made a motion to accept the draft Audit Report for 2009, prepared by Schonwit and Associates. Ryan Nelson seconded the motion, which passed unanimously. Ryan Nelson and Kent Robbins signed the Representation Letter for the CPAs, and will mail it to Karen Miller for her signature as Treasurer.
7. Four more Kool Grips are needed for the remaining handles at the two pools.
8. Sean McVeigh made a motion to add three more bougainvilleas to each of the three islands in the cul-de-sacs. Ryan Nelson seconded the motion, which was approved unanimously.
9. The board discussed the renovation project and its status. Phase 2 is scheduled to start in September and plantings in October. Because phase 3 is relatively small, the board has decided to do both phase 2 and phase 3 at the same time.

Correspondence

There were no questions regarding the emails having to do with the La Quinta Resort's expansion plans. Everything appears to be on hold for a while. There were welcome letters for four new homeowners so far this year.

The board would like a letter to be sent to the owner of 76-982 Calle Mazatlan regarding the two lower panels of the garage door that have been water damaged due to the leaks the unit had during the winter rains. Garage doors are the responsibility of the homeowner.

Management Report

Kent Robbins reviewed the items in the Management Report including various work orders, check requests, signed contracts, and other items taken care of by management since the last meeting. There were no questions, with the exception of Item G. The board would like to have the four remaining bare handles at the pools and spas to have Kool Grips ordered for them as well.

Next Meeting

The next board meeting will be on Friday, October 22, 2010, in the conference room at Gold Coast Enterprises.

Adjournment

This general board meeting was adjourned at 2:30 p.m. to enter the Executive Session portion of the meeting.

Signature Kang & Mei Date 10/22/10