

**LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION**  
**Minutes of the January 17, 2011**  
**Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Monday, January 17, 2011, at 11:00 am, in the conference room of Gold Coast Community Management.

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

Board Members Absent: None

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.

**Minutes**

Karen Miller moved that the minutes from the October 22, 2010, board meeting be approved. Ryan Nelson seconded the motion which passed unanimously.

**Financials**

Ryan Nelson moved that the financials for October 31, 2010, November 30, 2010, and December 31, 2010, be approved. Karen Miller seconded the motion which passed unanimously.

**New/Current Business**

1. Ryan Nelson made a motion to ratify the email vote taken to modify the Phase 3 renovations based on Sean McVeigh's suggestions. Sean McVeigh seconded the motion which passed unanimously.
2. Sean McVeigh made a motion to approve the proposal from Desert Concepts for \$2,300 that would improve the area behind the Alioto's home and the neighboring homes. Karen Miller seconded the motion, which was approved unanimously.
3. The board discussed the issue of being FHA certified. Everyone agreed that it would not be possible for the HOA to meet the FHA requirements because of the number of units that are under leasing arrangements. FHA certification will not be pursued.

4. The board discussed the issue of painting all of the homes in the complex, and they have decided to wait until fall. It was agreed that everything looks pretty good with the touch ups that have been done recently. This item should be put on the agenda for the meeting in July, 2011.
5. There was some discussion about the shared cost of the gate and security services. Everyone agreed that the security presence is good and the patrol is frequently seen. The Santa Rosa Cove HOA had made an error in crediting a payment from La Quinta Tennis Villas, but that has been corrected. All payments were made on time.
6. The Annual Meeting date will be April 8, 2011, at 11:00 am in the conference room at Gold Coast Community Management. Mark Grady announced that he will not be running again, and confirmed that his "retirement" from the board may be used to encourage someone else to run and take his place. Kent Robbins will add that to the cover letter for the Candidacy Forms which will be mailed out this week. The remaining board members all thanked Mark for his service on the board.
7. Pool repair costs were discussed. There have been several bills over the last few months for a lot of pool repairs, and the board is considering whether they need to change providers. Service has not always been up to par and problems are not always dealt with quickly. Karen Miller will do a spreadsheet of all of the invoices and determine if there is any kind of a pattern. The board would like to have another bid from the old company, Ocean Springs, to consider at their meeting in April.

#### **Correspondence**

1. The board noted the welcome letter showing that one home has changed ownership. The new owner is Sam Suznevich, from Washington State. Mr. Suznevich has been in contact with Kent Robbins and expressed concern that his home inspector found water pressure very high. Everyone agreed that all of their homes have high water pressure. Kent Robbins will contact a service provider for an estimate to install a pressure regulator for any home owners who may be interested in getting one for their home. Karen Miller will include the item in the next newsletter.
2. Ryan Nelson suggested that the URL for the HOA's website be included in the welcome letter, as well as the gate code for the pool gates. Kent Robbins will rewrite the letter and include those items.

#### **Management Report**

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

#### **Next Meeting**

The next board meeting will be on Friday, April 8, 2011, following the Annual Meeting at 11:00 am, in the conference room at Gold Coast Community Management.

#### **Adjournment**

This general board meeting was adjourned at 12:15 p.m. to enter the Executive Session portion of the meeting.

Signature \_\_\_\_\_



Date \_\_\_\_\_

