

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the October 25, 2012
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, October 25, 2012, immediately following the annual meeting, 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: None

Representing GCE: Kent Robbins

Call to Order

President Ryan Nelson called the meeting to order at 11:00 a.m. and asked that Karen Miller conduct the meeting because he was at an airport and may need to sign off early to begin boarding his flight.

Homeowner Open Forum

There were no homeowners attending this meeting.

Minutes

Karen Miller moved that the minutes from the July 5, 2012, board meeting be approved. Ruth Utti seconded the motion which passed unanimously.

Financials

Karen Miller moved that the financials for July 31, 2012, August 31, 2012, and September 30, 2012 be approved. Ruth Utti seconded the motion which passed unanimously. Treasurer Karen Miller reviews the financials each month and resolves any issues with them shortly after they are issued. There was a brief discussion about the IRS check which was received in the amount of \$152.68. Kent Robbins forwarded a copy of the check to Katherine Vanderpol at Schonwit & Co., CPAs. The check is puzzling because the HOA has not had any Federal Tax Liability for the last few years. It has been deposited, and hopefully Katherine will be able to figure out what it is for, or if it was a mistake on the part of IRS.

New/Current Business

1. The board reviewed the security reports from Danny Cunningham. Now that the problem renter has left, things have quieted down considerably.
2. The complex was treated for fire ants by Vector Control on September 19, 2012.
3. The board reviewed the bid from Precision Concrete Cutting to remove all the trip hazards. Kent Robbins noted that Precision Risk Management visited the complex last week to do an on site risk assessment for the insurance company. The board agreed to table consideration of the bid for eliminating trip hazards until a report is received from the Risk Management review.
4. The painting of the complex has been completed with the exception of the door touch up. The board agreed to choose Saturday, December 15, 2012, as the date for Gary Flanders to do all of the door touch ups. Homeowners will be notified of this date, in order for as many as possible to be at home that date and open their doors for the painters. Extra paint will be left with Tom Westcott and Karen Miller for them to store at their home.
5. Sign-a-rama will be stenciling the new printing on the white walls containing the address information for each cul-de-sac. They were able to get a digital version of the La Quinta logo from the resort to use on the walls.
6. Karen Miller made a motion to approve the proposal from Reliable Tree Service to trim the deciduous trees other than the fruit trees, at a cost of \$40 per tree, the same as last year. Sean McVeigh seconded the motion which passed unanimously. Kent Robbins will arrange for Reliable to schedule the trimming during the first half of December.
7. The board discussed the poor condition of the patio at 77-317 Avenida Fernando. Three of the four board members have looked at it and agree that repairs are not possible, and the only way to correct it is to replace it. The home is now for sale, and there has been no further follow up received from the owners. The board agreed to table this until the owners bring up the issue again. At that point Kent Robbins will tell the owners that the board has agreed to replace it after getting a couple of new bids for doing so.
8. The board reviewed all of the documentation received from the former renter at 77-102 Calle Mazatlan who replaced the garage roof deck at his own expense. The board declines to reimburse him for those costs. As a renter he should have first taken up the issue with his landlord, who in turn should have dealt with the HOA to repair the deck. Kent Robbins received a call from Diana Vietor, who was the rental agent for the owners. Kent looked at the deck, agreed that it needed replacement, and arranged for bids to do so. The renter then proceeded to replace the deck at his own expense because he did not want to wait for the approval from the board. His reason for doing so was because he wanted to use the deck for family visitors who were coming. The board's reason for declining to reimburse him is because he proceeded to do the work without consulting with the board and going through the proper approval process for the work.
9. Leak Detectors had to be called in to determine the cause of a serious leak at the north spa. They have corrected the problem, which was a broken skimmer. However, the color of the patch in the deck does not match the color of the recently re-surfaced pool deck. Kent Robbins will look up the color used by Shepherd's and ask Leak Detectors to apply the correct color to the patched area of the spa skimmer.

10. Karen Miller made a motion to approve the renewal of the insurance policies with LaBarre/Oksnee Insurance Agency and to pay for the earthquake policy by borrowing from reserves, as has been done in the past. Ryan Nelson seconded the motion which passed 3 to 1, with Sean McVeigh dissenting.
11. The draft budget for 2013 was reviewed. The condition of the driveways and cul-de-sac pavement was discussed. The surfaces continue to deteriorate every year, and they look very bad, with many cracks, uneven surfaces, holes, and just general deterioration. The board does not believe the membership would pass a special assessment at this time to replace the surfaces with pavers. Alternatives were discussed in order to raise the amount contributed to reserves to try and accumulate enough money to replace the drives with a vote on a special assessment. The board believes that would take to many years to accumulate enough money. It was decided to continue on as they have been doing, and perhaps make an appeal for a special assessment for pavers in a couple of years if the economy improves. Karen Miller made a motion to adopt the draft budget which calls for a \$2.00 per month per unit increase in the monthly assessment. The monthly assessment would go from \$545 to \$547 effective January 1, 2013. Sean McVeigh seconded the motion, which passed unanimously.
12. Ruth Utti, Karen Miller, Kent Robbins, and Frank Castro, the owner of Desert Concepts did a walk through prior to the board meeting. Frank said there is something that is affecting many of the Carolina Cherry bushes that have been planted in the last couple of years. Many of them have died, and the replacements have not been any better. He recommends replacing any more dead ones with ficus bushes which have a similar appearance and are doing much better than the Carolina Cherries. The board agrees. Frank will replace several dead plants around the north pool area and also around the utility junction box on Calle Mazatlan.
13. Karen Miller suggested erecting a few more walls around some of the more prominent A/C units. Many of those Carolina Cherries around those units have not done well or have died. Kent Robbins will look up the cost of the A/C walls which were built a couple of years ago and let the board know by email. Karen will identify the units which she believes will most benefit the community to have walls built around them, and the board will decide whether to proceed.
14. Karen Miller made a motion to approve the proposal from Schonwit and Co., to perform the audit and taxes for 2012. Ruth Utti seconded the motion which passed unanimously.

Correspondence

All correspondence this period involved painting issues in preparation of the complex being painted by Gary Flanders Painting. Only one homeowner elected to change their garage door prior to the painting project. No further action is necessary.

Management Report

The items in the Management Report were reviewed, and there were no questions. Kent Robbins noted that the last pool inspection report from Riverside County Department of Environmental Health found a chipped "pool shell" at the north pool. This usually means that they will require re-plastering of the pool in the next year or two.

Next Meeting

The next board meeting will be on Thursday, January 24, 2013, 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 1:00 a.m. to enter the Executive Session portion of the meeting.

Signature _____ Date _____