

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the July 18, 2013
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, July 18, 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

All board members 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 11:30 a.m.

Homeowner Open Forum

No homeowners other than the board attended this meeting.

Minutes

Ryan Nelson moved that the minutes from the March 28, 2013, board meeting be approved. Sean McVeigh seconded the motion which passed unanimously.

Financials

Karen Miller moved that the financials for March 31, 2013, April 30, 2013, May 31, 2013, and June 30, 2013 be approved. Ryan Nelson seconded the motion which passed unanimously.

New/Current Business

1. Kent Robbins reported that Vector Control should be due to treat again for fire ants, but they have not yet replied to emails and phone calls to schedule the followup treatment.
2. The HOA insurance policy renews on 10-10-13. Kent Robbins has completed a date sheet in order to get 3 competing bids for the policy. The board would like to clarify with Jerry Uffelman, the arrangement made with David Jeranko; some board members believe that two different agents cannot provide a bid from the same company, and the Tennis Villas have always had good service from LaBarre/Oksnee in this regard, and do not want to jeopardize that relationship.

3. The board reviewed the Reserve Study prepared by SCT Reserve Consultants, and had no questions. They were pleased to know that the recommendations for monthly reserve funding confirm the present amount is correct.
4. The board reviewed and discussed the report received from RGA Landscape Architects regarding the hard scape. The board would like for Rob Parker to attend the next board meeting so the board can discuss his recommendations and ideas for designing replacement hardscape with pavers. If possible, the board would like a fee schedule for RGA to determine what the cost of any future services might be.
5. Karen Miller made a motion to have as many of the trip hazards fixed as possible at a cost not to exceed \$500. The worst one is at 76-970 Calle Mazatlan. Ryan Nelson seconded the motion which passed unanimously.
6. Ryan Nelson made a motion to approve the proposal from Donald McKinney Construction to replace the deck and garage roof at 76-970 Calle Mazatlan with the same type that was done at 76-992 Calle Mazatlan. Karen Miller seconded the motion, which passed unanimously.
7. The 13 additional A/C walls have been completed and look very good.
8. Karen Miller made a motion to approve the proposal from Nu-Tile for several work items needed at the south pool and spa totaling \$8,711. Ryan Nelson seconded the motion which passed unanimously.
9. The board reviewed the monthly security reports from Danny Cunningham. There were no items needing action.

Correspondence

No action was required on any of the correspondence, and there were no questions.

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, October 10, 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 12:30 p.m. to enter the Executive Session portion of the meeting.

Signature _____ Date _____

**LA QUINTA TENNIS VILLAS
BOARD OF DIRECTORS MEETING
EXECUTIVE SESSION
MINUTES
July 18, 2013**

Call to Order

Ryan Nelson called the Executive Session to order at 12:30 p.m.

Minutes

The Executive Session minutes for the March 28, 2013, Executive Session were approved unanimously. The motion was made by Ryan Nelson and seconded by Karen Miller.

Violations

There were no violations this period.

Delinquencies/Prepays

The Aging and Prepayment reports were reviewed. The HOA has NO one who is currently delinquent. Only former owner McCarron owes, all current monthly assessments are paid.

1. McCarron --- This case has been referred to Southwest Collection Agency. The HOA now has a court judgment in the amount of \$5,000 plus \$100 court costs for a total of \$5,100. Southwest has been slow to collect anything; Kent Robbins will check into other alternatives.

There were six prepaid accounts as of 6-30-13.

Adjournment

With no further business before the Board, President Ryan Nelson adjourned the Executive Session Meeting at 12:45 pm.

Signed: _____ Date: _____