

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the April 7, 2016
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, April 7, 2016, immediately following the Annual Meeting, at Gold Coast Community Management.

Board Members Present: Sean McVeigh, President
Ryan Nelson, Vice-President (via conference call)
Ruth Utti, Director (via conference call)
Christen Bartelt, Secretary/Treasurer (via conference call)

Board Members Absent: None

Homeowners present: Pat Howard, Sam Suznevich

Representing GCE: Kent Robbins

Call to Order

President Sean McVeigh called the meeting to order at 11:40 am, following the Annual Meeting.

Election of Officers

Ryan Nelson made a motion for Sean McVeigh to be President, Ryan Nelson to be Vice-President, Christen Bartelt to be Secretary/Treasurer and Ruth Utti to be Director at Large. Sean McVeigh seconded this motion, which passed unanimously.

Homeowner Open Forum

Pat Howard and Sam Suznevich both offered comments during portions of the board discussions.

Minutes

Sean McVeigh moved that the minutes from the January 21, 2016 board meeting be approved. Ryan Nelson seconded the motion which passed unanimously.

Financials

Sean McVeigh moved that the financials for January 31, 2016, February 29, 2016, and March 31, 2016 be approved. Christen Bartelt seconded the motion which passed unanimously. Kent Robbins noted for Christen's benefit that Karen Miller had always reviewed the financials prior to the board meetings, and any issues with them were resolved prior to the meeting, so that meeting time could be minimized with the financials. Kent will be happy to continue to answer any questions about the financials prior to the meeting.

New/Current Business

1. Kent Robbins reported that Vector Control will be treating again for fire ants on May 13, 2016. The HOA will be eligible for another treatment in August of this year. There have been no complaints about fire ants recently.

2. The board reviewed the security reports for January and February, from Danny Cunningham, and there were no questions.
3. The Representation Letter for the Auditor has been signed by the President, Treasurer and Manager, and the final Audit Report for 2015 was mailed out to the membership on March 2, 2016.
4. Secretary of State information has been submitted for 2016.
5. The board discussed replacing the umbrellas at the pools. The umbrellas that were there were provided by Ryan Nelson, as were the umbrella stands. The umbrellas are not cared for adequately by the membership at large. When people use them, they do not return them to their closed positions, thereby allowing the wind to damage the open umbrellas. Because inadequate care is given with their use, the board unanimously agreed that HOA funds will not be provided to buy umbrellas for the pool areas. Homeowners will have to bring their own if they desire to use umbrellas at the pools.
6. The pool equipment room door has been replaced and a self-closer was also added to it. 3 signs were installed near the open green area on Fernando reminding people to pick up after their dogs, and a No Trespassing sign was installed on the palm grove side of the hedge separating the HOA from the palm grove.
7. There have been some reports of hoverboards being used in the pool areas. This issue was discussed by the board and they reached a unanimous decision to revise the Rules and Regulations to add that hoverboards are not allowed to be used on HOA property. Kent Robbins will provide a draft of new revised Rules and Regulations for the board to consider at the next meeting.
8. The board discussed the issues with last year's Reserve Study. Proposals were received for this year's study from both SCT Reserve Consultants and from Robert Tuvell and Associates. After discussion, **Sean McVeigh made a motion to approve the proposal from Robert Tuvell; Ryan Nelson seconded the motion which passed unanimously.**
9. The board discussed several issues with the landscaping. The latest water bill is "Efficient". However, Sean McVeigh and Kent Robbins met with Dave Koller of WaterRite to discuss the cost of having an irrigation study done to improve watering. Dave provided the board with proposals for different levels of studies. In his discussion Dave noted that there is a 3rd water meter that does not appear to be used at the present time. His study will include the reason for that, and he may recommend that the meter be removed. WaterRite is a subsidiary of Vintage Landscaping, who provided a bid for monthly landscaping along with AK Landscaping. The board reviewed the current contract with Desert Concepts along with the proposals from Vintage and from AK. There are several points of dissatisfaction with the service being provided by Desert Concepts. After much discussion among the board and the homeowners present, **Ryan Nelson made a motion to approve the proposal submitted by AK Landscaping effective June 1, 2016, and to approve a basic study to be done by WaterRite. Sean McVeigh seconded the motion which passed unanimously.**
10. There was considerable discussion about where to go with the hardscape issues at this point. The board is at loss to understand where they think the membership wants to go with this issue. There were many possible reasons for the failure of the special

assessment package to be approved. Those include the lack of an option to pay it over a couple of years, or monthly, a dislike of either the pattern or the color, a feeling that something less expensive could be found, and unknowns about the effect on the Reserve Fund. The possibility of an HOA loan was mentioned again, but that increases the cost. Christen Bartelt volunteered to put together a survey monkey to try and get some more input from the homeowners. Ruth Utti noted that she had spoken to Diana Vietor and Diana volunteered to be on some kind of special committee if the board chooses to go in that direction in the future. At the next meeting the board will discuss the possibility of starting to remove trees and have that issue taken care of in advance of any kind of construction.

Correspondence

1. The correspondence was reviewed and no action was necessary.

Management Report

The items in the Management Report were reviewed, and there were no questions. Kent Robbins noted that there had been an issue with Time-Warner Cable. Some of the Tennis Villa owners were incorrectly listed as homeowners in Santa Rosa Cove HOA. The Santa Rosa Cove HOA did not renew their bulk service agreement with Time-Warner and therefore some of the Tennis Villa owners were incorrectly shut off when Santa Rosa Cove terminated their cable service. The errors have been corrected by Time-Warner and everyone in the Tennis Villas is back to normal with their cable service.

Next Meeting

The board agreed to schedule the Annual Meeting for 11:00 am on Thursday, July 28, 2016.

Adjournment

This general board meeting was adjourned at 1:15 p.m. to enter the Executive Session portion of the meeting.

Signature _____

Ryan Nelson

Date _____

10/20/16

**LA QUINTA TENNIS VILLAS
BOARD OF DIRECTORS MEETING
EXECUTIVE SESSION
MINUTES
April 7, 2016**

The Board of Directors Executive Session Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, April 7, 2016, at 1.15 pm, at Gold Coast Community Management.

Board Members Present: Sean McVeigh, President
Ryan Nelson, Vice-President (via conference call)
Ruth Utti, Director (via conference call)
Christen Bartelt, Secretary/Treasurer (via conference call)

Board Members Absent: None

Homeowners present: None

Representing GCE: Kent Robbins

Call to Order

Sean McVeigh called the Executive Session to order at 1:15 p.m.

Minutes

Sean McVeigh made a motion to approve the Executive Session minutes for the January 21, 2016, Executive Session. Ruth Utti seconded the motion which was approved unanimously.

Violations

One courtesy notice was sent to Dr. Lifschutz about a dripping outdoor faucet, and 2 notices were sent to Kanaguts and to Hoptons for garage door panels needing replacement.

Delinquencies/Prepays

The Aging and Prepayment reports were reviewed. There was one delinquency for Ehresmann, but that is not expected to be a problem

There were 14 prepaids as of 3-31-16.

Adjournment

With no further business before the Board, President Sean McVeigh adjourned the Executive Session Meeting at 1:30 pm.

Signed: Ryan Nelson Date: 10/20/16