

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
February 9, 2017

CALL TO ORDER

Upon notice duly given, the General Session of the Board of Directors meeting of La Quinta Tennis Villas was held on February 9, 2017 at 11:00am at the offices of Gold Coast Community Management located at 75-178 Gerald Ford Drive, Suite B-1, Palm Desert, CA 92211.

Mr. Nelson called the meeting to order at 11:02am. Quorum was established for purposes to conduct business.

BOARD MEMBERS PRESENT: Sean McVeigh, President
Ryan Nelson, Vice-President (present telephonically)
Christen Bartelt, Secretary/Treasurer (present telephonically)
Ruth Utti, Director at Large
Vince Amela, Director at Large (present telephonically)

REPRESENTING GOLD COAST: Andrea Fidler, Community Association Manager

HOMEOWNERS PRESENT: Several homeowners present via telephone: Mrs. Alioto, Mr. Pelt, Mr. Volgasang, Mr. Alstrom, and Mrs. McSweeney. Additionally, one homeowner was present. See attached sign in sheet.

OPEN FORUM

Pursuant to Civil Code §4925, an Open Forum was held.

MINUTES

The Board reviewed the minutes of the General Session from November 11, 2016. Following the review, a motion was made by Mr. Nelson and seconded by Mr. McVeigh to **approve** the minutes with two (2) minor corrections. With no further discussion, the motion carried with unanimous consent.

FINANCIALS

The Board reviewed the financial statements for November and December 2016 and January 2017. Upon a motion made by Mr. Nelson and seconded by Mr. McVeigh the financial statements were **approved** as presented. With no further discussion, the motion carried with unanimous consent.

CURRENT BUSINESS

Request for Deck Repairs

The Board reviewed request from Mr. McSweeney to have his deck repaired correctly as he states the deck was not repaired correctly last fall. Ms. Fidler advised the Board she went to look at the deck in November with the contractor as well as Mr. Padron to obtain a 2nd opinion. Mr. Padron stated the deck wasn't repaired properly the first time as the deck isn't sloped correctly creating water not draining properly. After discussion with Mrs. McSweeney who was presently telephonically, Mr. Nelson made a motion to **approve** the proposal from Rolando to complete the repairs to the deck. Mr. McVeigh seconded the motion. The Board requested that Management speak to Rolando regarding possibly starting over on the deck repairs instead to just fixing the current state of the deck. Additionally, the Board requested Mr. McSweeney to obtain a 2nd opinion for the repairs and the Board would review. Management will set up appointment to meet Rolando and McSweeney to make sure the repairs are to the owner's satisfaction. With no further discussion, the motion carried with unanimous consent.

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Amendment to the CC&R's

Mr. Nelson reported that the proposed changes to the CC&R's would be to shift the responsibility for the maintenance, repair and replacement of the patios and decks, along with all gutters and downspouts, from the Association to the individual owners. With the Association no longer having to budget for said repairs, Mr. Nelson suggested lower the assessments from \$570 to \$550 a month. Following the discussion, a motion was made by Mr. Nelson and seconded by Mr. McVeigh to **approve** the proposed changes to the CC&R's and lower the assessments. Legal counsel will submit revised ballot to be disseminated to all owners requesting votes. With no further discussion, the motion was carried with one abstained.

NEW BUSINESS

Risk Assessment Report

A Risk Assessment was completed by a Risk Assessor in December. The report was "rescinded" due to issues with the Assessor. The company was refunded the Association the full amount of the fees. Management will have another Risk Assessment completed ASAP.

RGA Proposal for Master Plan of Landscape Design

The Board reviewed and discussed the proposal submitted by RGA to complete a Master Plan for the community. At this time the Board has decided to work with Mike with AK to come up with some sketches of plants/drought tolerant/resistant plants for some areas in concern. Overall, the Board feels the landscaping great. The Board has denied the proposal from RGA Architects at this time.

Patio Furniture Repair Proposals

The Board review and discussed the proposals from Patio Guys to re-strap all patio furniture as well as replacing table tops. After the discussion, the Board was going to look into purchasing new patio furniture to include chairs, chaise lounge chairs, tables and umbrellas instead of repairing the dated furniture. The Board will research purchasing some inexpensive but quality furniture from Costco.

Electrical Panel Proposals

The Board reviewed and discussed the proposals from ElectricMan and Cockrell Electric to replace the electrical panel for the common area lighting as it is aged and falling over. Mr. McVeigh made a motion to **approve** the proposal from Cockrell Electric to replace the panel and Mrs. Utti seconded the motion. With no further discussion, the motion carried with unanimous consent.

Proposal to Waterproof and Paint Pony Wall

The Board reviewed and discussed the proposal from Rolando Padron to waterproof and paint the pony wall that is East of the South pool and in front of the tennis courts. A motion was made by Mr. McVeigh and seconded by Mrs. Utti to **approve** the proposal as submitted. With no further discussion, the motion carried with unanimous consent.

Garage Door Repair Proposal

The Board reviewed and discussed the proposal from Flanders Painting for painting of several garage doors within the community. The Board requested Management to send a letter to all owners that need to replace their garage doors as this is owner's responsibility.

Landscape Proposals from AK

The Board reviewed and discussed the various proposals submitted by Mike with AK Landscape. The Board requested Mike meet the Board on-site on March 8, 2017 at 8:30am with some drawings and photos of exact materials Mike feels would work best. The Board wants to see what Mike is proposing on paper so they

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have a better understanding and vision of the final overall look. Ms. Fidler will contact Mike regarding the lack of water near 77-333 and 77-331 as well as all other concerns that were noted on the landscape walk prior to the meeting.

MANAGEMENT REPORT

Ms. Fidler gave a brief overview of the current items that Management has been working on.

NEXT MEETING

The next Board of Directors meeting will be held on **April 11, 2017 immediately following the Annual Meeting which will be held at 11:00am** at the offices of Gold Coast Community Management. A walk through will be held at 8:15 AM prior to the meeting on-site.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting was adjourned at approximately 12:51am.

Signature: _____
Secretary

Date: _____

DRAFT