

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the January 21, 2016
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, January 21, 2016, at 11:00 am, at Gold Coast Community Management..

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

Board Members Absent: None

Homeowners present: Larry & Linda VanPelt, MaryJane O'Connor, Mike Zugsmith, John & Pam Sheaffer, Joe McVeigh, Bob Buckley, Roger Landau, Christen Bartelt, Diana Vietor, Kevon Hopton, Dan McSweeney, Pat Howard, Victoria Martone; some were present in person and some by conference call

Representing GCE: Kent Robbins

Call to Order

President Sean McVeigh called the meeting to order at 11:00 am.

Homeowner Open Forum

The homeowner comments were primarily about the upcoming special assessment vote for the hardscape replacement and also about the lack of green grass due to not reseeding. Items discussed included personal financing issues for the special assessment, how the material defect needs to be disclosed to potential buyers, board members' responsibilities defined in the CC&Rs, lack of ficus tree trimming due to the possibility of having to remove those trees, controversy over the water penalties and the water situation in general, a request to delay the special assessment vote and to offer more choices, and clarification of the ballot due date which is March 3, 2016. There were two directly opposing views expressed with regard to the hardscape replacement project, but the membership did discuss the issue in a civil and respectful manner. The Town Hall Meeting planned for February 6, 2016, will also give members another forum to ask questions and express their opinions, and there will be no time limit for that meeting.

Minutes

Sean McVeigh moved that the minutes from the September 3, 2015, October 15, 2015, and October 26, 2015, board meetings be approved. Ryan Nelson seconded the motion which passed unanimously.

Financials

Karen Miller moved that the financials for October 31, 2015, and November 30, 2015, and December 31, 2015 be approved. Sean McVeigh seconded the motion which passed

unanimously. Karen noted that there appears to be a glitch in the spreadsheet formulas on the very last line of the Budget Comparison page. It shows a \$5,770.21 loss, which should actually be shown as a \$5,770.21 surplus.

New/Current Business

1. Kent Robbins reported that Vector Control treated again for fire ants on December 9, 2015. Vector Control was far behind schedule and the next eligible treatment date will be March 9, 2016. There have been no complaints about fire ants recently.
2. The board reviewed the security reports for October, November, and December from Danny Cunningham, and there were no questions.
3. The board discussed the watering issues at length with comments from some of the homeowners who were present. There is disagreement among members with regard to dealing with the water penalty fees, primarily with the issue of fall reseeding. The Tennis Villas Mountain Estates did not reseed in an effort to save water. This is in stark contrast with Santa Rosa Cove which did reseed. Their grass is bright green winter rye grass, in contrast to the other two which have brown summer Bermuda grass. The board agreed to have a sprinkler audit done, and want comparative bids for landscaping maintenance from Vintage and AK Landscaping.
4. A letter needs to be sent to the Aliotos regarding the noisy A/C unit and the poor appearance.
5. **Sean McVeigh made a motion to approve the proposal from Desert Concepts to convert the first four homes on the straight line drive on Calle Mazatlan from turf to drip system plantings. Ryan Nelson seconded the motion which passed unanimously.**
6. **Sean McVeigh made a motion to ratify the approval of the voting package for the hardscape replacement which was sent to the membership on January 13, 2016. Ruth Utti seconded the motion which passed unanimously.** The board would like to have a larger area of sample pavers if possible. Kent Robbins will contact Farley to see if that can be done. One of the concerns expressed by homeowners was the lack of assistance in financing for those who might need it. Kent Robbins will contact Union Bank to see if they can provide information for any individual needing a financing package. Christen Bartelt also suggested the Torrey Pines Bank and Kent will contact her for more details that can be provided to the membership.

Correspondence

1. The board asked to make sure that something is in the welcome letter for new members to provide an email address if they want to be included in the email notifications of board meetings, etc. This should also be emailed to Ryan Nelson for inclusion on the web site, along with the voting package, Minutes, the cost spreadsheet, the engineering and arborist reports, the notices dated April 28th and June 23rd, and the Farley proposal.
2. The board replied to Michael McCall's request on behalf of the Hillers regarding to the request to add a hedge. The board has agreed to fill in the opening between the palm grove owned by the resort and common area next to the service building, with enough ficus plants to prevent people from cutting through that area. The board also

agreed to install a sign on the palm grove side of the hedge that says “La Quinta Tennis Villas HOA Private Property, No Trespassing and No Access.” Kent Robbins will provide a written reply to Mr. McCall.

Management Report

The items in the Management Report were reviewed, and there were no questions. However, follow-up needs to be made with Rolando about the roof issue at 76-938 Calle Mazatlan.

Next Meeting

The board agreed to schedule the Annual Meeting for 11:00 am on Thursday, April 7, 2016. Karen Miller and Ruth Utti will both be up for re-election, plus the vacancy created by Pat Howard’s resignation. Karen Miller told the board that she will not be running again. The board all agreed that Karen’s years of service to the HOA need to be recognized.

Adjournment

This general board meeting was adjourned at 1:25 p.m. to enter the Executive Session portion of the meeting.

Signature_____Date_____