

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the July 28, 2016
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, July 28, 2016, at Gold Coast Community Management.

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

Board Members Absent: None

Homeowners present: Pat Howard, Floyd Turnquist

Representing GCE: Kent Robbins

Call to Order

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

Ratification of the Appointment of Vince Amela

Sean McVeigh made the motion to approve the appointment of Vince Amela to fill the vacancy on the board of directors. Ryan Nelson seconded the motion, which passed unanimously.

Homeowner Open Forum

Pat Howard both offered comments regarding follow-through by the board with regard to the paver project which failed to pass the membership vote last spring. He would like to see portions of the project, such as tree removal, to be done with the funds presently available to the board. The board would like to have the new landscaper, Mike Arechiga of AK Landscape, attend the next board meeting to discuss removal of problem trees, and see what he might recommend for replacement.

Minutes

Sean McVeigh moved that the minutes from the April 7, 2016 board meeting be approved. Ryan Nelson seconded the motion which passed unanimously.

Financials

Sean McVeigh moved that the financials for April 30, 2016, May 31, 2016, and June 30, 2016 be approved. Ryan Nelson seconded the motion which passed unanimously.

New/Current Business



1. Kent Robbins reported that Vector Control treated 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 incident report from Danny Cunningham, and there were no questions.
3. **Ryan Nelson made a motion to approve the proposals from Leak Detectors to re-plaster the south pool, and replace the tile on that pool, and also replace the matching tile on the spa at a total cost of \$10,291. Christen Bartelt seconded the motion, which passed unanimously.**
4. Kent Robbins explained that new signature cards are needed with the recent changes in board members. He will mail them to the board members for signature.
5. **Sean McVeigh made a motion to approve the proposal from Rolando Padron for roofing repairs at 77-329 Fernando, and the weep screed repairs at 77-337 and the neighboring unit. Ruth Utti seconded the motion which was approved unanimously.** These repairs have been completed.
6. There were no comments received on the proposed Rules and Regulations to forbid hoverboard use in the common areas. These Rules went into effect 6-1-16. The board discussed the issue of the proliferation of "for rent" signs. After some discussion the board unanimously agreed to forbid "for rent" signs. Kent Robbins will revise the Rules and Regulations to reflect this, and will mail them out for the mandatory 30 day comment period, before they can become effective.
7. The latest water bill had a rating of "Efficient". The irrigation study has been completed by WaterRite, and the board would like for AK Landscape to review the study and give proposals for implementing the recommendations in the study.
8. The board discussed the possibility of creating a landscape committee. Christen Bartelt will get things started by doing a Survey Monkey to help determine what the membership would like to see done with the landscaping. There was also discussion about possible turf elimination projects included in the WaterRite study. Mike Arechiga of AK Landscaping has very good desert scape design skills and the board would like to discuss possible projects with him at the next meeting.
9. The board reviewed the Reserve Study prepared by Robert Tuvell. This study will help the board during their budget deliberations at the October meeting. The issue of funding for the roofs was discussed and the board would like to consider eliminating the roofs from the HOA's responsibility and make the roof upkeep a homeowner responsibility. This will require a membership vote to change the CC&Rs. Kent Robbins will contact Gen Wangler to get a cost for making this type of change. It is the board's desire to eliminate HOA responsibility for the roofs and for all the wooden decks. However, they want to keep the HOA responsible for replacing cracked roof tiles in order to maintain the aesthetic appearance.

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.

Next Meeting

The board agreed to schedule the next meeting for 11:00 am on Thursday, October 20, 2016.

Adjournment

This general board meeting was adjourned at 12:45 p.m. to enter the Executive Session portion of the meeting.

Signature Ray Nelson Date 10/20/16

**LA QUINTA TENNIS VILLAS
BOARD OF DIRECTORS MEETING
EXECUTIVE SESSION
MINUTES
July 28, 2016**

The Board of Directors Executive Session Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, July 28, 2016, at 12:45 pm, at Gold Coast Community Management.

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

Board Members Absent: None

Homeowners present: None

Representing GCE: Kent Robbins

Call to Order

Sean McVeigh called the Executive Session to order at 12:45 p.m.

Minutes

Sean McVeigh made a motion to approve the Executive Session minutes for the April 7, 2016, Executive Session. Ruth Utti seconded the motion which was approved unanimously.

Violations

None this period.

Delinquencies/Prepays

The Aging and Prepayment reports were reviewed. There were two delinquencies, one for a late fee for Lifschutz, and one month for Lori LaForge, but that is not expected to be a problem.

There were 12 prepaids as of 6-30-16.

Adjournment

With no further business before the Board, President Sean McVeigh adjourned the Executive Session Meeting at 1:00 pm.

Signed: _____

Ryan Nelson

Date: _____

10/20/16