

**LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION**  
**Minutes of the July 5, 2012**  
**Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, July 5, 2012, 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 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 11:15 a.m..

**Homeowner Open Forum**

There were no comments during the Homeowner Open Forum.

**Minutes**

Karen Miller moved that the minutes from the May 3, 2012, board meeting be approved. Sean McVeigh seconded the motion which passed unanimously.

**Financials**

Karen Miller moved that the financials for April 30, 2012, and May 31, 2012, be approved. Ryan Nelson seconded the motion which passed unanimously. Treasurer Karen Miller reviews the financials each month and resolves any issues with them shortly after they are issued. The June financials were not yet available.

**New/Current Business**

1. Karen Miller received the tax returns in the fedex with her board packet, signed them and returned them to Kent Robbins for mailing.
2. The Coachella Valley Vector Control did a follow-up treatment for red imported fire ants on May 8, 2012.
3. The board discussed the hand rail covers which were replaced at both pools and spas. They reviewed the bid to replace the handrails with new cool touch hand rails, but everyone agreed that they cost too much to replace at this time.

4. The board reviewed and discussed the bids for concrete repair for the first cul-de-sac and the patio at 77-317 Avenida Fernando. Everyone agreed to not perform either repair. The board decided that the driveways are in such poor cracked condition and there have been so many repairs to the driveways, that the only good way to deal with the driveway issues is to replace them. Since the homeowners will not support a special assessment to replace the driveways, the board decided that it would be a waste of money to continue trying to repair them. The board also agreed not to replace the patio at 77-317. Everyone noted that several homeowners have replaced their own patios at their own expense, and the board felt that it would be unfair to those homeowners to replace this patio at the HOA's expense.
5. The bids for painting were discussed. All the units were last painted in 2000 by Gary Flanders Painting, and that paint job has held up very very well. Because of that good experience, Ryan Nelson made a motion to approve the bid from Gary Flanders Painting. Karen Miller seconded the motion which passed unanimously. The board would like for the job to start on September 4, 2012, the day after the Labor Day weekend, if possible.
6. Karen Miller made a motion to approve the bid from Sign-a-rama for repainting the entry address markers at the four driveways that have them (two drives on Fernando have one each, and two drives on Calle Mazatlan have two each). The bid contains only four, instead of six, so it will have to be adjusted accordingly. Ryan Nelson seconded the motion, which passed unanimously.
7. Karen Miller made a motion to authorize up to \$1,000 to be spent on replacing the outdoor electrical outlets that are made of plastic. Ryan Nelson seconded the motion which passed unanimously. This is a job better handled by a handyman than by the electrician. Kent Robbins met with Gary Flanders, and it is not something that his painting crew will be able to do. Some owners have already replaced theirs with metal ones, so only those needing replacement will be done. It was agreed that this should be done prior to September 4<sup>th</sup>, when the painting project begins.
8. The board would also like to have a letter sent to each homeowner who still has the old style garage door, and advise them that this would be the perfect time for them to replace their doors, before the painting beginning on September 4<sup>th</sup>. If they replace their old garage doors before the painting, Flanders will paint them as part of the whole project. If they install new garage doors after the painting occurs, the owners will be responsible for painting the new garage doors themselves.
9. The Security Reports for April, and May were reviewed, and no action was necessary. It was noted that the pool gate codes were changed by Kent Robbins on June 8, 2012.

### **Correspondence**

There were two items of correspondence, neither requiring action, 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 25, 2012, 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 12:15 p.m. to enter the Executive Session portion of the meeting.

Signature \_\_\_\_\_ Date \_\_\_\_\_