

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the April 10, 2014
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, April 10, 2014, in the conference room of Gold Coast Community Management, immediately following the Annual Meeting.

Board Members Present: Ryan Nelson, President
 Ruth Utti, Director
 Karen Miller, Secretary/Treasurer
 Sean McVeigh, Vice-President
 Pat Howard, Director

Ryan Nelson, Karen Miller, and Sean McVeigh were present by conference call.

Board Members Absent: None

Homeowners present: Vince Amela

Representing GCE: Kent Robbins

Call to Order

President Ryan Nelson called the meeting to order at 12:15 p.m.

Election of Officers

After informal discussion about who wants to do which jobs, Ruth Utti made a motion for Ryan Nelson to continue as President, Sean McVeigh to continue as Vice-President and Karen Miller to continue as Secretary/Treasurer. Ryan Nelson seconded the motion, which passed unanimously.

Homeowner Open Forum

Vince Amela was the only homeowner attending the board meeting and had no complaints. He just wanted to listen to the board meeting to be informed of the business before the board.

Minutes

Ryan Nelson moved that the minutes from the January 16, 2014, board meeting be approved. Karen Miller seconded the motion which passed unanimously.

Financials

Ryan Nelson moved that the financials for January 31, 2014, February 28, 2014, and March 31, 2014 be approved. Karen Miller seconded the motion which passed unanimously. Karen noted that everything looked on target with the exception of the gas bills, but hopefully that will even out as the year progresses.

New/Current Business

1. Kent Robbins reported that Vector Control will treat again for fire ants on April 14, 2014. The Tennis Villas will be eligible for another follow up treatment in July and Kent Robbins will coordinate that with Vector Control.
2. The board reviewed the monthly security reports for January and the two incident reports received from Danny Cunningham. There were no items needing action.
3. Karen Miller made a motion to approve the proposal for SCT Reserve Consultants to perform this year's Reserve Study. Ryan Nelson seconded the motion which passed unanimously.
4. Karen Miller made a motion to approve the proposal from Top Of the Line Signs to make new signs for the cul-de-sacs (Fire Lane signs and Please Keep Off signs).
5. Ryan Nelson made a motion to approve the proposal from Reliable Tree Service to trim the palm trees this year. Karen Miller seconded the motion which passed unanimously.
6. Kent Robbins and Ruth Utti did a walk-through of the property prior to the board meeting and spoke with the contractor for Jeff Hiller at 77-347 Avenida Fernando. Jeff is spending a lot of money remodeling the interior and has submitted an Architectural Request to change the front deck railing over the garage to a solid stucco wall matching the unit that he is attached to. Ryan Nelson made a motion to approve this request and Karen Miller seconded the motion, which passed unanimously. Kent Robbins will send a letter informing Jeff that he may proceed.
7. There was additional discussion after the Annual Meeting about the condition of the hardscape and how to proceed. The board made no decisions regarding this at this meeting and will consider it further at the next board meeting in July.

Correspondence

The board reviewed all the items of correspondence. Only one needed action; an email from Kirk Ainsworth regarding the north spa's shut off switch. This switch shuts off everything to the spa including the pumps and heater. There needs to be a different sign explaining that the switch should be used ONLY as an emergency shut off, not as a routine shut off switch to turn off the jets. Kent Robbins will contact Top of the Line Signs to get a new sign for this spa.

Management Report

The items in the Management Report were reviewed, and there were no questions.

Next Meeting

The board selected Friday, July 25, 2014, at 11:00 am as the next Board Meeting date. Kent Robbins will coordinate a walk through at 9:00 am with those board members attending the meeting in person that day.

Adjournment

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

Signature _____ Date _____

**LA QUINTA TENNIS VILLAS
BOARD OF DIRECTORS MEETING
EXECUTIVE SESSION
MINUTES
April 10, 2014**

Call to Order

Ryan Nelson called the Executive Session to order at 1:15 p.m.

Minutes

The Executive Session minutes for the January 16, 2014, Executive Session were approved unanimously. The motion was made by Ryan Nelson and seconded by Karen Miller.

Violations

There were no violations this period.

Delinquencies/Prepays

The Aging and Prepayment reports were reviewed. The HOA has no serious delinquencies. Allan Manson's estate owes for one month and Kent Robbins has spoken to the heir, Susan Bennet, who will be sending a check right away. This one happened because the executor of the estate closed the bank account which had the auto pay on it. Susan has already set up the auto pay on her own account. McCarron is at the collection agency. The other delinquents are for small amounts, because the owners were paying the wrong amounts

There were 17 prepaids as of 3-31-14.

Adjournment

With no further business before the Board, President Ryan Nelson adjourned the Executive Session Meeting at 1:20 pm.

Signed: _____ Date: _____