

**LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION**  
**Minutes of the July 30, 2014**  
**Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Wednesday, July 30, 2014, in the conference room of Gold Coast Community Management, at 11:00 am.

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

All were present by conference call, except Pat Howard, who was there in person.

Board Members Absent: None

Homeowners present: None

Representing GCE: Kent Robbins

**Call to Order**

President Ryan Nelson called the meeting to order at 11:00 a.m.

**Homeowner Open Forum**

No homeowners attended this meeting.

**Minutes**

Ryan Nelson moved that the minutes from the April 10, 2014, board meeting be approved. Pat Howard seconded the motion which passed unanimously.

**Financials**

Karen Miller moved that the financials for April 30, 2014, May 31, 2014, and June 30, 2014 be approved. Pat Howard seconded the motion which passed unanimously. Karen noted that everything looked on target with the exception of the water bills, which are way higher than a year ago, and it's not just the dollar amount, but the consumption is much higher. Kent Robbins has spoken with Frank of Desert Concepts about this, but says he has cut it back as much as he can. Kent Robbins will call the Coachella Valley Water District to have them check for a possible leak in the system.

**New/Current Business**

1. Pat Howard signed the 3 Tax Returns for 2013.
2. Kent Robbins reported that Vector Control will treat again for fire ants sometime in August. The Tennis Villas are eligible for another follow up treatment in August and Kent Robbins will coordinate that with Vector Control.

3. The board reviewed the monthly security reports for February through May from Danny Cunningham. There were no items needing action.
4. The board reviewed this year's Reserve Study prepared by SCT Reserve Consultants. The HOA is now 120.5% funded. However, there is nothing in the Reserve Study for concrete replacement. Per Mike Graves of SCT, concrete is normally not included because it is expected to last the life of the project. He said he could add something to the Reserve Study if the board's desires that. The board discussed the issue and decided to leave it as is for now.
5. Diana Vietor has inquired about when the citrus trees will be trimmed. Normally citrus trimming would not be done while fruit is growing, and the best time would be just prior to the blooming period, in order to not interrupt blooming and growth of fruit. Kent Robbins will pass that on to her.
6. The board discussed the issue of smoking while in the pool areas. This is not currently in the Rules and Regulations. The board would like to have a draft of new rules and regulations included in their next board packets for consideration at the next meeting.
7. The new signs have been installed in the islands of the cul-de-sacs and for the spa shut off at the north pool.
8. The hardscape and landscape issues were discussed. Pat Howard had taken the lead in this latest attempt to assess this issue working with Rob Parker of RGA Landscape Architects and Kent Robbins. He developed an informal plan and list of requirements and further steps needed for the project to be readied for a knowledge-based risk/reward analysis and vote by Tennis Villa owners. Pat Howard volunteered to head up this project and state that monies would have to be budgeted from the reserve fund for consultants, bid development and assessment and presentation materials. Discussion ensued about money being spent on this project and the Rob Parker proposal on this matter. Some of these include a study of the substrate to make sure no other work will need to be done to the ground before installation of pavers, and also opinions and proposals from arborists with regard to the many ficus trees that are planted too close to the garages and the concrete. Electrical upgrades and/or repairs to the islands will also need to be considered when pavers are done.

Ryan Nelson made a motion to approve the \$1,500 portion of the RGA proposal and pay them for the work done so far. Pat Howard seconded that motion which passed unanimously. The board would like proposals from engineering companies reporting on the soil conditions beneath the concrete, and also proposals from arborists with regard to possible removal of the ficus trees planted too closely to the garages. The board also wants a couple of different proposals from RGA breaking out what they have done already and more details for the construction phase. The board will want to have the whole process well planned before presenting it to the membership for a vote on a special assessment.

Ryan Nelson took lead on this issue and will work with Kent Robbins and Rob Parker.

### **Correspondence**

The board reviewed all the items of correspondence. There was an email from Tanya Burak with California Lifestyle Realty asking if a potential buyer could enlarge upstairs sliding doors to take better advantage of the view. The board discussed the pros and cons and decided that it would most likely not be allowed. However, only owners can make architectural requests and if that happens the board will make a formal decision at that time.

Jeff and Mary Hiller did file an Architectural Request to enlarge their patio, add an A/C wall and fence in the entire patio with wrought iron. The board discussed this and decided that they could not approve the fencing, but may consider some enlargement similar to what has been approved for other units in the past. This unit also had a new door installed which was painted the correct color, but it also has a wrought iron decorative piece at eye level. The board discussed this and noted that some other units has minor differences on the doors or around the doors, and those have been allowed. Kent Robbins will get in touch with Briana Rose Design and see if they would like to submit a new plan for the patio for their clients the Hillers.

### **Management Report**

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

### **Next Meeting**

The board selected Thursday, October 16, 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 1:30 p.m. to enter the Executive Session portion of the meeting.

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

**LA QUINTA TENNIS VILLAS  
BOARD OF DIRECTORS MEETING  
EXECUTIVE SESSION  
MINUTES  
July 30, 2014**

**Call to Order**

Ryan Nelson called the Executive Session to order at 1:30 p.m.

**Minutes**

The Executive Session minutes for the April 10, 2014, Executive Session were approved unanimously. The motion was made by Ryan Nelson and seconded by Pat Howard.

**Violations**

There were no violations this period.

**Delinquencies/Prepays**

The Aging and Prepayment reports were reviewed. The HOA has no serious delinquencies. McCarron is now paying a monthly amount to the collection agency. The HOA will receive a total of \$2,500 on this account, and the rest will be written off. M5R, LLC owes for one month and a late charge on one of their units.

There were 13 prepaids as of 6-30-14.

**Adjournment**

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_