

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
Minutes of the May 3, 2012
Board of Directors Meeting

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Thursday, May 3, 2012, immediately following the annual meeting, 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: Sam Suznevitch, Lars Ahstrom (present by conference call)

Representing GCE: Kent Robbins

Call to Order

President Ryan Nelson called the meeting to order at 11:20 a.m., immediately following the Annual Meeting.

Election of Officers

Ryan Nelson made a motion for all the present officers to continue in their present positions for another year. Sean McVeigh seconded the motion which passed unanimously. Ryan Nelson will continue as President, Ruth Utti as Vice-President, Karen Miller as Secretary/Treasurer, and Sean McVeigh as Director at Large.

Homeowner Open Forum

There were no comments during the Homeowner Open Forum.

Minutes

Karen Miller moved that the minutes from the February 1, 2012, board meeting be approved. Ryan Nelson seconded the motion which passed unanimously.

Financials

Karen Miller moved that the financials for January 31, 2012, February 29, 2012, and March 31, 2012 be approved. Ruth Utti 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.

New/Current Business

1. Ryan Nelson made a motion to approve the proposal from SCT Reserve Consultants to perform this year's Reserve Study. Karen Miller seconded the motion which passed unanimously.
2. Kent Robbins included pictures of the debris removed from under the deck on the garage roof of 77100 Calle Mazatlan. This unit has some repair work to the deck a few years ago and had the debris removed at that time as well. This unit is rented by the owners and they decided to have the entire deck replaced at their own expense. Kent Robbins explained the procedure to them of having the HOA do the maintenance but they opted to hire Don McKinney construction immediately, rather than wait for the board action to proceed with the repairs. Don McKinney reported to Kent Robbins that the garage roof beneath the deck was in good shape, and therefore did not require the deck/roof replacement like he did on the Gene Darr unit. Don provided some pictures of the deck, roof, and the debris that he removed. This deck repair work was done by the owners, at no cost to the HOA.
3. Ruth Utti made a motion to approve the draft audit report for 2011. Karen Miller seconded the motion. The Manager, President, and Treasurer all need to sign the Representation Letter for the CPA firm. Kent Robbins will scan and email it to the President and Treasurer for their signature, and they will email it back.
4. Ryan Nelson made a motion to approve the proposal from Reliable Tree Service to trim the Palm Trees at a cost of \$26 per tree. Sean McVeigh seconded the motion which passed unanimously. Kent Robbins will arrange for Reliable to schedule the trimming during the first half of June.
5. The Coachella Valley Vector Control will do a follow-up treatment for red imported fire ants on May 8, 2012. Kent Robbins has instructed the landscaper, Desert Concepts to shut off the water on the 7th and all day on the 8th.
6. The Security Reports for January, February, and March were reviewed, and no action was necessary. Incident reports regarding the renter at 76978 Calle Mazatlan will be discussed further in Executive Session.
7. The new rules and regulations are now in effect. Danny Cunningham, the head of Santa Rosa Cove Security has cited two different homeowners for parking violations, and warned them both that the cars would be towed if they continued to park there. The cars were removed and the parking issues are now resolved.
8. Sean McVeigh noted that the old oleanders around the utility box at the corner of the Mazatlan cul-de-sac were cut way back, and would look better with Carolina Cherries like the ones that were planted around the A/C units. The board agreed, and Kent Robbins will have Desert Concepts make the change.
9. The Board would like to have a new bid for painting from Gary Flanders and one other bid to compare it to.
10. Kent Robbins noted that a repair needs to be made to a spot in the concrete near the entrance of the first cul-de-sac on Fernando. It has become a trip hazard. He will get bids to present at the next meeting.
11. Ryan Nelson noted that each home has some electric plug covers that are in need of repair, and wondered if this was a homeowner responsibility or an HOA responsibility. Kent Robbins will check the CC&Rs and find out.

Correspondence

There were three items of correspondence, two of which did not require any action. The third one was an Architectural Request from J.B. Roberts to install a satellite TV dish. Ryan Nelson made a motion to approve the request, Karen Miller seconded the motion, which was approved unanimously.

Management Report

The items in the Management Report were reviewed, and there were no questions. Kent Robbins will email to the board the information sheet he keeps for the HOA which includes the board members' latest phone numbers.

Next Meeting

The next board meeting will be on Thursday, July 5, 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 11:50 a.m. to enter the Executive Session portion of the meeting.

Signature _____ Date _____