

LA QUINTA TENNIS VILLAS HOMEOWNERS ASSOCIATION
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
October 20, 2016

1. CALL TO ORDER

Upon notice duly given, the General Session of the Board of Directors meeting of La Quinta Tennis Villas was held on October 20, 2016 at 11:00am at the offices of Gold Coast Community Management located at 75-178 Gerald Ford Drive, Suite B-1, Palm Desert, CA 92211.

Mr. Nelson called the meeting to order at 11:02am. Quorum was established for purposes to conduct business.

BOARD MEMBERS PRESENT: Sean McVeigh, President (present telephonically)
Ryan Nelson, Vice-President
Christen Bartelt, Secretary/Treasurer (present telephonically)
Ruth Utti, Director at Large
Vince Amela, Director at Large

REPRESENTING GOLD COAST: Andrea Fidler, Community Association Manager

HOMEOWNERS PRESENT: None

2. OPEN FORUM

Pursuant to Civil Code §4925, an Open Forum was held. No owners present.

3. MINUTES

The Board reviewed the minutes of the General Session from July 28, 2016. Following the review, a motion was made by Mr. Nelson and seconded by Mr. Amela to **approve** the minutes as submitted. With no further discussion, the motion carried with unanimous consent.

4. FINANCIALS

The Board reviewed the financial statements for July, August, and September 2016. Upon a motion made by Mr. Nelson and seconded by Mrs. Bartelt the financial statements were **approved** as presented. With no further discussion, the motion carried with unanimous consent.

5. CURRENT BUSINESS

- A. The Board reviewed the letter Kent send regarding his departure.
- B. The Board reviewed the mailer regarding the updated Rules & Regulations mailer.
- C. Management advised the Board that the Fire Ant Treatment was completed on October 14, 2016.
- D. The Insurance Renewal was reviewed and discussed.

6. NEW BUSINESS

2017 Budget

The Board reviewed and discussed the proposed 2017 Budget. The Board agreed to table the approval until a later date.

Replacement of Trees

The Board met with Mike Arechiaga from AK Landscape on-site prior to the Board meeting. Mike to present proposals on tree replacements as discussed during the property walk through.

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Smart Controllers

The Board reviewed and discussed the proposals submitted from AK Landscape to install Smart Controllers which will allow Mike Arechiaga, AK Landscape to have full control over the water usage at all times and allow him to control the irrigation remotely from his cellphone. A motion was made to **approve** the installation of the smart controllers by Mr. Nelson and seconded by Mr. Amela and carried with unanimous consent.

Deck Repair Request

Management advised the board that Rolando Patron completed the requested repairs at 76-972 Calle Mazatlan.

2016 Audit Proposal

The Board reviewed and discussed the proposal for VanDerPol to handle the audit for 2016 and produce the financial statements for the membership. A motion was made to **approve** by Mr. Nelson and seconded by Mr. Amela and carried with unanimous consent.

Change to CC&R's regarding Decks and Roofs

The Board reviewed and discussed the draft Ballot from the Association's Attorney, Gen Wangler. The Board would like to table the discussion until further information from the Reserve Analyst is received.

2017 Reserve Study

The Board reviewed and discussed the proposed 2017 Reserve Study. The Board request Management to have the Reserve Analyst create a Reserve Study without the components of roofs/decks/patios to see how that would affect the yearly allocation and assessment rates.

Mailbox Concerns

Mrs. Bartelt discussed the concerns of the mailboxes are not properly marked and makes it difficult to figure out what box belongs to who. Management will contact the Post Office and get some quotes to get new mailboxes installed/having address added to the box.

7. ARCHITECTURAL REVIEW

The Board reviewed the request for installation of pavers in the rear yard at 77-349 Avenida Fernando. A motion was made to **approve** the upgrade by Mr. McVeigh and was seconded by Mrs. Utti and carried with unanimous consent.

8. MANAGEMENT REPORT

Ms. Fidler introduced herself to the Board as the La Quinta Tennis Villas' new Community Association Manager.

Ms. Fidler also advised the Board that The Leak Detectors have commenced the South Pool re-tile/plaster project. Should be completed by 10/31.

9. NEXT MEETING

The next Board of Directors meeting will be held **February 9, 2017 at 11:00 AM** at the offices of Gold Coast Community Management. A walk through will be held at 8:45AM prior to the meeting on-site.

Additionally, the Board scheduled a Special Meeting for November 9, 2016 to continue discussion on the 2017 Budget and Reserve Study along with the proposed changes to the CC&R's.

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10. ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting was adjourned at approximately 12:15 P.M.

Signature: _____
Secretary

Date: _____

DRAFT