

**LA QUINTA TENNIS VILLAS
HOMEOWNERS ASSOCIATION
Minutes of the July 17, 2009
Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Friday, July 17, 2009, in the conference room of Gold Coast Enterprises.

Board Members Present: Karen Miller, President
Sean McVeigh, Secretary/Treasurer
Ryan Nelson, Director (Present by conference call)
Ruth Utti, Director

Board Members Absent: Mark Grady, Vice-President

Homeowners present: None

Representing GCE: Kent Robbins

Call to Order

President Karen Miller, called the meeting to order at 2:00 p.m.

Homeowner Open Forum

No homeowners attended the meeting in person, however six homeowners connected via conference call for the meeting: Joe McVeigh, Bryan Martone, Mary Jane O’Conner, Pat Howard, and Roger and Madelyn Lolly. The one topic discussed in the open forum was the issue of the redevelopment plans of the La Quinta Resort. This was discussed at length by everyone present in person and by phone. The discussion included the pros and cons of having a special assessment to fund some limited legal action against the developer, the issue of the resort trying to obtain future “entitlements” in order to make the property more appealing to buyers, the fact that the new Environmental Impact Report has not been completed and sent to the city, and the issue of waiting the resort out until their “balloon” payment is due. The poor financial condition of the resort prevents them from actually following through on any of the plans at this point, including the original water park proposed. Several of the members own legal theories were mentioned, however it was agreed that there is no actual proposal on the table for the HOA to consider at this time. Everything is in a state of flux due to the poor economy and poor financial condition of the resort. Everyone agreed that individual members should express their own opinions to the redevelopment company, city council and planning department as often as they can. Karen Miller will put together a list of contacts and email them to all of the members on the email list.

Minutes

Karen Miller moved that the minutes from the April 3, 2009, board meeting be approved. Sean McVeigh seconded the motion and the minutes were approved unanimously with no revisions.

Financials

President Karen Miller moved that the financials for March 31, 2009, April 30, 2009, May 31, 2009, and June 30, 2009, be accepted. Ruth Utti seconded the motion and the financials were approved unanimously. The three board member present signed the new signature cards for the Union Bank Accounts, and management will get Ryan Nelson's and Mark Grady's signature by mail.

New/Current Business

1. Curtis Bruton, our scheduled guest from High Tech Irrigation, has been unable to meet with Julio of Desert Concepts. He will reschedule for the next board meeting to brief us on smart controllers and how they might benefit La Quinta Tennis Villas.
2. Karen Miller made a motion to approve the contract with SCT Reserve Analysts for this year's reserve study. Sean McVeigh seconded the motion which passed unanimously.
3. Karen Miller made a motion to approve the contract with West Coast Painting for stucco repair and touch up painting on many of the units. Sean McVeigh seconded the motion which passed unanimously.
4. The board reviewed the photos of the cut made in the repair job done by Parkwood Enterprises. It was originally thought that their work may have been substandard, but the problem was made with a cut through the concrete by the landscaper to repair a broken irrigation pipe. Parkwood repaired the cut, and it looks as good as new again.
5. Karen Miller made a motion to approve the contract with Parkwood Enterprises for miscellaneous roof tile repairs on a number of the units. Sean McVeigh seconded the motion which passed unanimously.
6. Sean McVeigh made a motion to approve the contract with Parkwood Enterprises for the repair of the trip hazard area in the driveway on Calle Mazatlan leading to the cul de sac. Karen Miller seconded the motion which passed unanimously.
7. The board reviewed all of the proposed options for bringing the pools and spas into compliance with the Virginia Graeme Baker Pool and Spa Safety Act. Karen Miller made a motion to accept the proposal from Ocean Springs Tech for their Option 1 for both the pools and spas. Sean McVeigh seconded the motion, which passed unanimously.
8. Sean McVeigh made a motion to approve the contract with Parkwood Enterprises for the regrouting and relaying of the pool surround tiles. Ruth Utti seconded the motion which passed unanimously.
9. Sean McVeigh made a motion to accept the proposal from West Coast Painting for repainting the red curbs with a new type of material to resist tire marks. Karen Miller seconded the motion which passed unanimously.
10. The proposal from Hort-Tech was reviewed and discussed. Kent Robbins will forward to the board members the email received from Hudson Hale which contains color photographs of the plants that he put in his proposal. Because of the cost of this project, the board would like to get a second bid for the same type of landscaping upgrades.
11. Ryan Nelson mentioned that several pieces of the pool furniture need repairing, and the garbage cans at both of the pools need to be replaced.

12. The annual audit process was briefly discussed. This item was originally brought up by Mark Grady, and since he was absent, it will not be pursued unless Mark has further issues with it later.

Correspondence

The correspondence regarding the La Quinta Resort's redevelopment plans was reviewed. All of it was related to the discussion held during the open forum, and no action was necessary.

The board all agreed to approve the Architectural Request filed by John McCormack to add a new window to his dining room. President Karen Miller signed off on the approval.

Management Report

The 12 items in the Management Report included the contract for repairing a pool skimmer, pool filter maintenance, work orders to Jetson Electric to repair a faulty breaker, work order to Truly Nolen to eliminate a wasp nest, the July newsletter, check requests for the Franchise Tax Board, Jack Foster, Inspector of Election, and West Coast Painting for a deck repair and refinishing, and other documentation items taken care of since the last meeting. There were not questions regarding any of the completed items.

Next Meeting

The next regular board meeting will be at 1:00 pm, on Friday, October 16, 2009. The location will be the conference room at Gold Coast Enterprises.

Adjournment

This general board meeting was adjourned at 4:15 p.m. to enter the Executive Session portion of the meeting.

Signature_____Date_____