

**LA QUINTA TENNIS VILLAS  
HOMEOWNERS ASSOCIATION  
Minutes of the October 16, 2009  
Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Friday, October 16, 2009, in the conference room of Gold Coast Enterprises.

Board Members Present:

Sean McVeigh, Secretary/Treasurer  
Ryan Nelson, Director  
Ruth Utti, Director  
Karen Miller, President (Present by conference call)  
Mark Grady, VP (Present by conference call)

Board Members Absent:

None

Homeowners present:

Joe McVeigh (Present by conference call)

Representing GCE:

Kent Robbins

**Call to Order**

President Karen Miller, called the meeting to order at 1:00 p.m.

**Homeowner Open Forum**

No homeowners attended the meeting in person, however one homeowner, Joe McVeigh, connected via conference call for the meeting.

**Minutes**

Ruth Utti moved that the minutes from the July 17, 2009, board meeting be approved. Sean McVeigh seconded the motion. Mark Grady voted "present" because he did not attend the meeting; the remaining board members voted to approve the minutes with no revisions.

**Financials**

Sean McVeigh moved that the financials for July 31, 2009, August 31, 2009, and September 30, 2009, be approved. Ruth Utti seconded the motion. Mark Grady voted "present" because he is not yet familiar enough with the financials to have an opinion, and the remaining board members voted to approve the financials. There was some general discussion regarding the organization of the financials, in order to help get the two new board members on board with the issues.

Ryan Nelson added his signature to the new signature card for the Union Bank Accounts; Mark Grady feels he is not needed to be in the signature chain on checks, and declined to add his signature.

**New/Current Business**

1. Carol Fulton, agent with LaBarre/Oksnee Insurance Agency joined the meeting via conference call to answer any insurance related questions the board may have. Among the questions were the issues of building code coverage, the reliability of the current carriers, and the relationship of fidelity bonds to the D & O coverage for the board and the management company. Mark Grady is particularly concerned about limiting the board's liability issues and is interested in getting a bid to increase the Fidelity Bond coverage to \$500,000. Ms. Fulton will get the quote for the board, and also gave them information about her background and qualifications. Her participation in the meeting helped the board feel more comfortable about their decision to renew with LaBarre/Oksnee.
2. Karen Miller made a motion to ratify the board's decision to renew the HOA's insurance with LaBarre/Oksnee. Sean McVeigh seconded the motion and the board voted unanimously in favor.
3. The board reviewed the bid from West Coast Painting for pressure washing, and briefly discussed pressure washing and possibly painting in another year or two. The board wants two more bids for the pressure washing and then will make up their minds about the direction to go.
4. The board discussed the bids for the landscaping renovations. They want management to contact Hudson Hale from Hort-Tech and try to negotiate a lower price. They also want to see a sample color drawing of a couple of the units to see what they will look like after completion. Tierra Landscaping withdrew from consideration, and Vintage will submit their written proposal for there \$36,033 bid in the next 10 days. It was also suggested that perhaps the entire membership should vote on this issue, however no decision in that regard was made at this meeting.
5. Ruth Utti made a motion to accept the bid from Parkwood Enterprises to replace the remaining broken roof tiles. Ryan Nelson seconded the motion and it passed unanimously.
6. The reserve study for this year was briefly addressed and the board wants something put into the reserve study to account for the landscaping renovations that need to be done. Sean McVeigh questions whether the HOA should be spending anything from the reserves for the landscaping renovations, when they are trying to build up the reserves. The pros and cons of this issue will be further discussed during the conference call meeting planned for November 6, 2009.
7. The draft budget for 2010 was tabled until November 6, 2009. The board wants to meet by conference call at 1:00 pm to discuss and approve the final version of the 2010 budget. Also during this conference call they will review any additional information received about the landscaping renovation bids, and the pressure washing bids.
8. President Karen Miller left the meeting at 3:00, and Vice-President Mark Grady took over for the remaining items.

### **Correspondence**

The items of correspondence were reviewed and there were no questions.

### **Management Report**

The 21 items in the Management Report included various work orders, check requests, signed contracts, and other items taken care of by management since the last meeting. There were no questions.

**Next Meeting**

The board will have a meeting by conference call on November 6, 2009, to finalize the 2010 Budget and to discuss the proposed landscaping improvements. The next regular board meeting will be at 1:00 pm, on Friday, February 12, 2010. The location will be the conference room at Gold Coast Enterprises.

**Adjournment**

This general board meeting was adjourned at 3:15 p.m. to enter the Executive Session portion of the meeting.

Signature\_\_\_\_\_Date\_\_\_\_\_