

**LA QUINTA TENNIS VILLAS  
HOMEOWNERS ASSOCIATION  
Minutes of the November 6, 2009  
Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Friday, November 6, 2009, at the home of Karen Miller.

Board Members Present: Sean McVeigh, Sec/Trea. (by conference call)  
Ryan Nelson, Director (by conference call)  
Ruth Utti, Director (by conference call)  
Karen Miller, President  
Mark Grady, VP (by conference call)

Board Members Absent: None

Homeowners present: Mike Herlihy

Representing GCE: Kent Robbins

**Call to Order**

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

**Homeowner Open Forum**

Mike Herlihy listened to the discussion about funding for possible litigation if the city approves the developer's plan to build more condos on some of the tennis courts. Mike suggested that the board should wait with any decision to litigate at least until the city makes its decision.

**Minutes**

Sean McVeigh moved that the minutes from the October 16, 2009, board meeting be approved. Ruth Utti seconded the motion. The motion passed unanimously.

**Financials**

There were no new financials to approve at this meeting.

**New/Current Business**

1. The board would like to have a bid to review at their next meeting for doing the audit and taxes for this year.
2. There was discussion regarding the ratification of the email vote to create a Landscaping Committee. Mark Grady believes that the association should not think about embarking on any large capital expenditures because of the possibility of litigation costs involving action against the developer of the resort. Mark Grady made a motion to table the creation of the Landscaping Committee, and that motion died for lack of a second. Karen Miller made a motion to ratify the email vote to create the committee, Sean McVeigh seconded the motion, which passed 4 to 1, with Mark Grady voting no.

3. Karen Miller made a motion to approve the proposal from West Coast Painting to repair the stucco and paint on the stucco wall by the tennis courts at the first cul-de-sac. Mark Grady seconded the motion, which passed unanimously.
4. The bids for pressure washing all the buildings were reviewed and the board decided not to pressure wash. Instead they want to get two additional bids for painting possibly in April or May of 2010. There was some discussion regarding how painting might be paid for. Sean McVeigh suggested a special assessment, Karen Miller suggested that there was enough in reserves to pay for it, and Mark Grady opposes any capital expenditure at this time, because of the possibility of litigation over the resort developers plans to remove some of the tennis courts.
5. The proposals for the landscaping renovations were tabled for the new Landscaping Committee to study the proposals and make their own recommendations to the board.
6. The board agreed that Diana Vietor should not be allowed to dictate the type of tree trimming that was done to her trees the last two years. The board wants to have a uniform look throughout the complex, and her unit clearly stands out and does not look appropriate because of the severe pruning done.
7. Mark Grady made a motion to set aside \$200 per month for the start up of a litigation fund. That motion died for lack of a second.
8. Ryan Nelson made a motion to ask Mike Graves of SCT Reserve Analysts to include an amount in the annual reserve study for landscaping that needs to be replaced. Sean McVeigh seconded the motion, which passed by a vote of 4 to 1, with Mark Grady voting no.
9. Karen Miller made a motion to approve the draft budget for 2010 with no increase in the monthly assessment amount. The cost of additional operating expenses will be borne by reduced payments to the reserves in order to keep the monthly assessment amount at \$520.00 per month per unit. Sean McVeigh seconded the motion, which passed unanimously.

### **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 \_\_\_\_\_