

**LA QUINTA TENNIS VILLAS
HOMEOWNERS ASSOCIATION
Minutes of the February 12, 2010
Board of Directors Meeting**

The Board of Directors Meeting of the La Quinta Tennis Villas Homeowners Association was held on Friday, February 12, 2010, in the conference room of Gold Coast Enterprises.

Board Members Present: Sean McVeigh, Secretary/Treasurer, (Present by conference call)
Ryan Nelson, Director
Ruth Utti, Director
Karen Miller, President
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 1:05 p.m.

Homeowner Open Forum

No homeowners attended the meeting in person, however one homeowner, Joe McVeigh, connected via conference call for the meeting. Mr. McVeigh had no comments for the Open Forum.

Minutes

Karen Miller moved that the minutes from the November 6, 2009, board meeting be approved. Ruth Utti seconded the motion. The minutes were unanimously approved.

Financials

Karen Miller moved that the financials for October 31, 2009, November 30, 2009, December 31, 2009, and January 31, 2010 be approved. Ryan Nelson 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.

New/Current Business

1. The 2010 Annual Meeting date was set for Friday, April 16, 2010, at 1:00 pm at Ryan Nelson's residence.
2. The fee for Jack Foster's services as Inspector of Election was set at \$60.00. Kent Robbins informed the board that this will likely be Mr. Foster's last year.
3. Karen Miller made a motion to approve the proposal from Schonwit and Co. for the 2009 Audit and Taxes. Ruth Utti seconded the motion, and it was approved unanimously.

4. There was some discussion about the change of name from La Quinta Hotel Tennis Villas to just La Quinta Tennis Villas. The official name change took place several years ago, and was prompted because of the unwillingness of loan originators to approve loans associated with hotel properties. Karen Miller had the name corrected on the Desert Area MLS and will also look into correcting the billing name with the utility companies. These changes were prompted again by the failure of a loan company to fund a loan because of “hotel” showing up in the name. Mark Grady expressed his opinion that omission of “hotel” from the name may end up hurting the cause against the hotel developer’s current plans to replace hotel tennis courts with condos.
5. Ruth Utti made a motion to approve the bid for tree trimming from Reliable Tree Service. Sean McVeigh seconded the motion which passed unanimously.
6. Karen Miller made a motion to remove the Maleleuka tree that is nearly touching the house at 76-880 (Dwight Miller’s residence). The tree should be removed at a cost not to exceed \$750.00. The board inspected the tree during the walk through and concluded that it could easily cause damage to the building in a wind storm. Ruth Utti seconded the motion, which passed unanimously.
7. Sean McVeigh discussed the issue of Diana Vietor directing the over zealous trimming of her trees. The board agrees that this should not happen again, and wants management to send her a letter explaining that all trees will be trimmed at the same time and in the same manner in order to maintain uniform appearances.
8. The board discussed the possibility of sending a survey out to the membership in order to get the opinions about what they consider to be priorities of the association, such as landscaping issues, hardscape, etc. Sean McVeigh and Mark Grady will work together to come up with a sample survey. Karen Miller suggested they could use “survey monkey” software, and Karen’s secretary will be able to help with it.
9. The board discussed the bids for painting and/or pressure washing and decided that the units don’t really need it at this point. The heavy rains of the last few weeks seem to have cleaned the stucco pretty well already. Painting and/or pressure washing will be tabled for the foreseeable future.
10. Ryan Nelson made a motion to check the references of US Pools, and if they are satisfactory, their bid of \$299 for 3 times a week service will be accepted to replace Ocean Springs. Ocean Springs should first be given the opportunity to match the bid from US Pools. Mark Grady seconded the motion which passed unanimously.
11. Ryan Nelson discussed his proposals and bids he obtained for various improvements around the complex. He suggested that the project be done in three phases with the first one beginning in late April, the second one in September and the third one in January. Mark Grady thanked Ryan for the work he did on this project, but believes that it should wait until the city has made the decision on whether to approve the hotel developer’s proposal to replace tennis courts with more condos. Mark believes the HOA should not spend a significant amount of money on these projects because the issue of possibly losing the tennis courts is more important and he supports legal action against the developer and the city, if the city’s decision supports that plan. It was explained that legal cost could not be paid out of reserves unless a loan from reserves was approved for that purpose. Any loan from the reserves would have to be repaid within one year. Mark Grady made a motion to table Ryan’s proposed

improvement plan for 6 months or until the city makes it's decision about allowing the removal of the tennis courts. This motion died for lack of a 2nd. Sean McVeigh expressed his desire to hire a landscape architect to give the HOA an overall plan for the improvements, including the hardscape, prior to approving Ryan's plan. Ryan said that he had contacted some landscape architects for input, however they were not interested in the project. Karen Miller said she likes Ryan's plan, but would like to see additional walls installed around the A/C units that are on the perimeter of the complex. Ryan Nelson made a motion to approve his plan totaling approximately \$64,207, with additional bids to be obtained for the A/C unit walls. Ruth Utti seconded the motion, with Karen Miller joining Ryan and Ruth in voting "yes" and Mark Grady and Sean McVeigh voting "no".

12. Karen Miller made a motion for the board to reimburse Ryan Nelson for \$985.00 to cover the cost of his emergency repairs to his garage deck and roof. Ruth Utti seconded the motion which passed unanimously. Ryan expressed his disapproval of the service given by Parkwood Enterprises during his garage roof leak, and suggested that another provider be considered.

Correspondence

The items of correspondence were reviewed. Mark Grady suggested that the board consider increasing the D & O insurance coverage to \$10,000,000. Kent Robbins will get a quote from LaBarre/Oksnee for the board to consider.

Management Report

Kent Robbins reviewed the 23 items in the Management Report including various work orders, check requests, signed contracts, and other items taken care of by management since the last meeting. Karen Miller suggested that management remind Danny Cunningham of Santa Rosa Cove Security that the old hang tags should no longer be honored, now that the new ones have been distributed to the membership.

Next Meeting

The next board meeting will be following the Annual Meeting on Friday, April 16, 2010, at the home of Ryan Nelson.

Adjournment

This general board meeting was adjourned at 3:20 p.m. to enter the Executive Session portion of the meeting.

Signature _____ Date _____