

**PGA WEST FAIRWAYS ASSOCIATION  
REGULAR SESSION BOARD OF DIRECTORS MEETING  
THURSDAY, FEBRUARY 23, 2017 AT 2:30 P.M.  
LOCATION: PRIVATE CLUBHOUSE  
55955 PGA BOULEVARD LA QUINTA, CA 92253**

**MINUTES**

**BOARD MEMBERS PRESENT (5)**

Deborah Brill, President  
Barbara Larsh, Vice President  
Jennifer Jenkins, Secretary/Treasurer  
John Cochrane, Director - Entered at 2:35 P.M.  
Chuck Eckman, Director

**ALSO PRESENT:**

**The Management Trust, Desert Division**

John Beaman, VP Resort Communities – Entered at 2:35 P.M.  
Cassie Gertz, General Manager  
Michelle Reese, Administrative Assistant

**ALSO PRESENT:**

Scott Randall, General Manager, Master Association

- I. CALL TO ORDER – After establishing a quorum was present, President Deborah Brill called the meeting to order at 2:31 P.M.
- II. OPEN FORUM – Open Forum was conducted and ten homeowners were present.
- III. MINUTES
  - A. Motion m/s/c to approve the Regular Session meeting minutes dated January 26, 2017 as presented.
- IV. FINANCIAL REPORT
  - A. Acceptance and Approval of January 2017 Financials – Tabled until March meeting.
  - B. Merrill Lynch FAQs - The Board reviewed the information
- V. MANAGEMENT REPORT
  - A. Action List – Information only.
  - B. Work Order Report – Cassie Gertz presented the work order report for January 2017.
  - C. Monthly Calendar – The Board reviewed the information and directed Management to update the calendar.
  - D. Pool/Spa Equipment Inventory – The Board reviewed the information and directed Management to add fountains and St. Andrews pond.
  - E. Norman Estates Gate – Certificate of Compliance, Knox Box – The Board reviewed the information.
  - F. CVWD Rebate - Turf Conversion – The Board reviewed the information.
  - G. Annual Meeting Calendar – The Board reviewed and discussed the agenda item.
- VI. COMMITTEE REPORTS
  - A. Architectural Review Committee – Minutes, January 9, 2017 – Motion m/s/c to accept the Architectural Committee meeting minutes dated January 9, 2017 as presented.
  - B. Landscape Committee - Minutes, December 5, 2016 – Motion m/s/c to accept the Landscape Committee meeting minutes dated December 5, 2016 as presented.

VII. UNFINISHED BUSINESS

- A. Governing Documents Restatement Ballot Tabulation – Report from the Inspector of Elections: The Association has attained 594 valid quorum envelopes/ballots, however, not all SBAs within PGA WEST Fairways have attained quorum. The Inspector of Election determined to extend the voting period until March 14, 2017 at 1:00 P.M. at The Management Trust Offices. The Board announced this information during the meeting.
- B. Toll Brothers Landscape Maintenance Schedule – The Board reviewed and discussed the agenda item. The Board determined not to approve a change to the Toll Brothers Landscape Maintenance schedule.
- C. Review/Approve Draft Master Association Combined Rules – Motion m/s/c to approve the draft Master Association Combined Rules as presented by the Master Association General Manager.

VIII. NEW BUSINESS

- A. Tiburon SBA Queen Palm Removal Project – Motion m/s/c to proceed with the Tiburon SBA Queen Palm Removal Project as reflected. The Board directed Management to request additional pricing for any additional removal requests.
- B. SBA Painting Projects, Update – The Board reviewed the agenda item and directed management to begin the request for proposal process with painting contractors.

IX. CORRESPONDENCE – The Board reviewed the correspondence.

X. NEXT MEETING DATE – 1:00 P.M., Tuesday, March 14, 2017 at The Management Trust Office.

XI. ADJOURNMENT - Motion m/s/c to adjourn the meeting at 3:34 P.M.

The Board met in Executive Session on February 23, 2017 to discuss member discipline, collections, contracts and legal matters.

**ATTEST**

Board Member \_\_\_\_\_

Date \_\_\_\_\_

Printed Name, Title \_\_\_\_\_