

**PGA WEST FAIRWAYS ASSOCIATION  
REGULAR SESSION BOARD OF DIRECTORS MEETING  
THURSDAY, MARCH 21, 2019 AT 2:00 P.M.  
LOCATION: PRIVATE CLUBHOUSE – 55955 PGA BLVD., LA QUINTA, CA 92253**

**MINUTES**

**BOARD MEMBERS PRESENT (4)**

Deborah Brill, President  
Jennifer Jenkins, Secretary/Treasurer  
Chuck Eckman, Director  
Ben Dobbs, Director

**BOARD MEMBERS ABSENT (1)**

Barbara Larsh, Vice President

**The Management Trust, Desert Division**

John Beaman, VP Resort Communities  
Ellen Woolard, Interim General Manager  
Kari Martin, Operations Manager  
Michelle Reese, Executive Assistant

- I. CALL TO ORDER – After establishing a quorum was present, President Deborah Brill called the meeting to order at 2:04 P.M.
- II. OPEN FORUM – Open Forum was conducted and eleven homeowners were present.
- III. MINUTES
  - A. February 28, 2019 – Motion m/s/c to approve the Regular Session meeting minutes dated February 28, 2019 as presented.
- IV. FINANCIAL REPORT
  - A. Acceptance of January 2019 Financials/Full Financial Review. The Board received and reviewed an electronic copy of the entire financial report. The subcommittee of the Board reviewed the full financial report. Motion m/s/c to ratify the review of the financial documents by the subcommittee and accept the February 2019 Financials as submitted.
  - B. Merrill Lynch Investment Recommendations –
    - Operating: Motion m/s/c to purchase CD for \$100,000 for a term of 18-months from Liquid Funds; and a CD for \$100,000 for a term of 24-months after CD matures on April 18, 2019.
- I. NOTICE OF LIENS - NONE
- II. MANAGEMENT REPORT
  - A. Action List – Information only.
  - B. Work Order Report, February – Ellen Woolard presented the work order report for February 2019.
  - C. Monthly Calendar – The Board reviewed the information and directed Management to continue to update the calendar.
- III. COMMITTEE REPORTS
  - A. Architectural Review Committee Minutes, February 4, 2019 – Motion m/s/c to accept the Architectural Committee meeting minutes dated February 4, 2019.
  - B. Landscape Committee Minutes – N/A.
- IV. UNFINISHED BUSINESS
  - A. Heritage SBA, Status of Ballots for Vote on Short Term Rental Restrictions - The Board reviewed the agenda item. Motion m/s/c to appoint Dick Mills as Inspector of Elections.

- B. Architectural Guideline Revisions Including Monterra Wall Provision – Motion m/s/c to approve the Architectural Guidelines pending Barbara Larsh’s review and approval. The Board directed Management to send notice to the Owners consistent with the requirements in Civil Code.
  - C. Architectural Guideline Revisions Including Decorative Rock Responsibility – Motion m/s/c to adopt language regarding Decorative Rock Responsibility. The Board directed Management to send notice to the Owners consistent with the requirements in Civil Code.
  - D. Annual Meeting Presentation – The Board reviewed the agenda item and directed Management to make changes as discussed.
  - E. Recommendation by Landscape Committee Regarding Mountain View Wall – Tabled until April meeting.
  - F. Vintage Request for Storage Unit-Updated Request Re: Plantings - Motion m/s/c to approve Vintage installing a 8’ x 20’ storage container with the condition that Vintage split the cost of the additional tree installation.
  - G. Vote on Vintage Request to Retrofit 2 Homes in Heritage for New Irrigation Prototype – Addresses – Motion m/s/c to move forward with the scope of work chart as proposed by Vintage.
  - H. Combined Community Rules – Tabled until April meeting.
- V. NEW BUSINESS
- A. Master Association Board Call for Candidates – Motion m/s/c to appoint Penni Sturgill as the Fairways homeowner representative to serve on the Master Board for a term of two (2) years.
  - B. Festival Weekends – Management Duties – The Board discussed the agenda item.
  - C. Rules and Regulations Revisions Including Monterra Wall Language – Motion m/s/c to approve the Rules and Regulations Revisions pending Barbara Larsh’s review and approval. The Board directed Management to send notice to the Owners consistent with the requirements in Civil Code.
  - D. Rules and Regulations Revisions Including Decorative Rock Responsibility - Motion m/s/c to adopt language regarding Decorative Rock Responsibility. The Board directed Management to send notice to the Owners consistent with the requirements in Civil Code.
- VI. CORRESPONDENCE – The Board reviewed the correspondence.
- VII. NEXT MEETING DATE – 2:00 P.M., Thursday, April 25, 2019 at the Private Clubhouse.
- VIII. ADJOURNMENT – Motion m/s/c to adjourn the Regular Session meeting at 2:59 P.M.

The Board met in Executive Session on March 21, 2019 to discuss member discipline, collections, contracts, developer, personnel and legal matters.

**ATTEST**

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

Date \_\_\_\_\_

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