

**PGA WEST FAIRWAYS ASSOCIATION
REGULAR SESSION BOARD OF DIRECTORS MEETING
THURSDAY, JULY 28, 2016 AT 2:30 P.M.
LOCATION: PRIVATE CLUBHOUSE
55955 PGA BOULEVARD LA QUINTA, CA 92253**

MINUTES

BOARD MEMBERS PRESENT (4)

Deborah Brill, President
Barbara Larsh, Vice President
Jennifer Jenkins, Secretary/Treasurer
Chuck Eckman, Director

BOARD MEMBERS ABSENT (1)

John Cochrane, Director

ALSO PRESENT:

The Management Trust, Desert Division

Lynn Gilliam, Division President
Kari Martin, Operations Manager
Michelle Reese, Administrative Assistant

- I. CALL TO ORDER – After establishing a quorum was present, President Deborah Brill called the meeting to order at 2:34 P.M.
- II. OPEN FORUM – Open Forum was conducted and six homeowners were present.
- III. MINUTES
 - A. Motion m/s/c to approve the Regular Session meeting minutes dated June 30, 2016 as presented.
- IV. FINANCIAL REPORT
 - A. Acceptance and Approval of June 2016 Financials –Motion m/s/c to accept the June 2016 financial report subject to corrections.
- V. NOTICE OF LIENS – Motion m/s/c to lien Account 863968 with an assessment balance of \$2,247.50.
- VI. MANAGEMENT REPORT
 - A. Action List – The Board reviewed the information and directed Management to provide status on the Governing Documents and the Toll Brothers SBA yard maintenance straw poll.
 - B. Work Order Report – Kari Martin presented the work order report for June 2016.
 - C. Monthly Calendar – The Board reviewed the information and directed Management to provide an update and proposal for the annual inspection of dry wells in August.
 - D. Trash Conversion Survey, Update – The Board directed Management to give the homeowners a deadline to respond to the survey in order to provide Burrtec with the information accordingly.
- VII. COMMITTEE REPORTS
 - A. Architectural Review Committee – Motion m/s/c to accept the Architectural Committee meeting minutes dated June 6, 2016 as presented.
 - B. Landscape Committee – Motion m/s/c to accept the Landscape Committee meeting minutes dated June 16, 2016.
- VIII. UNFINISHED BUSINESS –
 - A. Draft Drought Tolerant Landscape Guide – The Board discussed the draft Drought Tolerant Landscape Guide. Deborah Brill announced that the guidelines will be sent to the homeowners for a thirty (30) day comment/review period prior to adoption.

IX. NEW BUSINESS

- A. Consider Resolution for CLAC Contribution – The Board directed Management to coordinate a CLAC representative to attend the August meeting.
- B. Draft Rules & Regulations/Architectural Guidelines - The Board discussed the draft Rules & Regulations and draft Architectural Guidelines. Motion m/s/c to approve the draft Rules & Regulations and draft Architectural Guidelines as amended, and directed Management to send to the homeowners for the thirty (30) day comment/review period prior to adoption.

X. CORRESPONDENCE – Board reviewed the correspondence.

XI. NEXT MEETING DATE – 2:30 P.M., Thursday, August 25, 2016 at the Private Clubhouse.

XII. ADJOURNMENT - Motion m/s/c to adjourn the meeting at 3:32 P.M.

The Board met in Executive Session on July 28, 2016 to discuss member discipline, collections, contracts, legal and personnel matters.

ATTEST

Board Member _____

Date _____

Printed Name, Title _____