

**PGA WEST FAIRWAYS ASSOCIATION  
REGULAR SESSION BOARD OF DIRECTORS MEETING  
THURSDAY, NOVEMBER 19, 2020 OPEN FORUM AND AGENDA BUSINESS TO START AT 2:00 P.M.  
LOCATION: ZOOM CONFERENCE CALL ONLY – MEETING ID: 964 5437 9547 PASSWORD: 479192  
DIAL IN: (669) 900-6833**

**MINUTES**

**BOARD MEMBERS PRESENT (4)**

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

**BOARD MEMBERS ABSENT (1)**

Ben Dobbs, Director

**Management Trust, Desert Division**

Cassie Gertz, Division Vice President of On-Site Communities and Interim General Manager  
Michelle Reese, Executive Assistant

- I. CALL TO ORDER – After establishing a quorum was present, President Chuck Eckman called the meeting to order at 2:00 P.M.
- II. CONSENT AGENDA – Motion m/s/c to approve the Consent Agenda as presented.
  - A. Approval of Minutes, October 22, 2020
  - B. Approval of Minutes, November 9, 2020
  - C. Management Reports – Action List
  - D. Management Reports – Work Order Report
  - E. Management Reports – Monthly Calendar
  - F. Committee Reports – ARC Minutes, October 5, 2020
- III. FINANCIAL REPORT
  - A. Review & Acceptance of November 2020 Financials/Ratify Full Financial Review – Tabled until December meeting.
- IV. UNFINISHED BUSINESS
  - A. Proposed CC&R Amendment – Short Term Vacation Rentals (STVR)
    - a) Approve Cover Letter, FAQ, PowerPoint – Motion m/s/c to approve the Cover Letter, FAQ, PowerPoint as amended. The Ballot review will be added to the December agenda
    - b) Set Record Date – November 20, 2020 – Motion m/s/c to set Record Date as of the date Management sends the pre-ballot notification in accordance with state law.
    - c) Send Pre-ballot Notification – November 20, 2020 – The Board discussed the agenda item. Motion m/s/c to approve the pre-ballot notice as amended.
  - B. Vendor Appreciation Luncheon, Further Discussion – The Board discussed the agenda item. Motion m/s/c to purchase Vendor Appreciation Gift Cards in the amount of \$25 per card for a total of sixty (60) cards. The Board directed Management to draft a signed letter from the Board.
- V. NEW BUSINESS
  - A. Lighting Proposal – Shinnecock Hills/Chanticleer – The Board reviewed and discussed the agenda item. Motion m/s/c to approve the lighting proposal as submitted by Roto-Lite for Shinnecock Hills/Chanticleer not to exceed \$3,800.00. The Board directed Management to clarify with Roto-lite if Chanticleer requires mower bumpers.
  - B. 2021 Insurance Renewal – Notification from Carrier – The Board reviewed the correspondence from the Insurance Carrier regarding upcoming exclusions. The renewal will be presented at the December meeting.
  - C. Update Election Rules to Comply with New Laws – The Board reviewed and discussed the agenda item. Motion m/s/c to approve the Election Rules to include only the non-discretionary items required by the new law and notify the homeowners accordingly.

- VI. CORRESPONDENCE – The Board reviewed the correspondence.
- VII. OPEN FORUM – Open Forum was conducted and there were seventy-six homeowners present.
- VIII. NEXT MEETING DATE – 2:00 P.M., Thursday, December 17, 2020.
- IX. ADJOURNMENT – Motion m/s/c to adjourn the Regular Session meeting at 2:51 P.M.

The Board met in Executive Session on November 19, 2020 to discuss member discipline, collections, contracts, developer, personnel and legal matters.

**ATTEST**

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

Date \_\_\_\_\_

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