

**PGA WEST FAIRWAYS ASSOCIATION
REGULAR SESSION BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 14, 2017 AT 1:00 P.M.
LOCATION: THE MANAGEMENT TRUST OFFICE
39755 BERKEY DRIVE STE A, PALM DESERT, CA 92211**

MINUTES

BOARD MEMBERS PRESENT (5)

Deborah Brill, President
Barbara Larsh, Vice President
Jennifer Jenkins, Secretary/Treasurer – Exited at 3:00 P.M.
John Cochrane, Director
Chuck Eckman, Director

ALSO PRESENT:

The Management Trust, Desert Division

John Beaman, VP Resort Communities
Cassie Gertz, General Manager
Kari Martin-Hargett, Operations Manager
Michelle Reese, Administrative Assistant

MW Consulting

Mary Walker, Inspector of Elections

- I. CALL TO ORDER – After establishing a quorum was present, President Deborah Brill called the meeting to order at 1:00 P.M.
- II. OPEN FORUM – Open Forum was conducted and no homeowners were present.
- III. UNFINISHED BUSINESS
- A. Governing Documents Restatement Ballot Tabulation – Report from the Inspector of Elections: The Association has attained 600 valid quorum envelopes/ballots, PGA WEST Fairways has attained quorum. The Inspector of Election determined to open the ballots at 1:00 P.M. Tabulated results below. Refer to Official Report of Inspectors of Election dated 3/14/17 attached to these minutes. Results:

	<u>Votes Required for Approval</u>	<u>Votes in Favor</u>
Eagle Bend	36	45
Haciendas-Estates	8	8
Heritage	19	22
Hermitage	27	35
La Cala	27	40
Legends	32	41
Masters	35	52
Monterra	6	11
Muirfield	43	48
Norman Estates	30	37
Pasadera	47	57
Peninsula Park	10	11
Residence Club	11	21
Spanish Bay	38	41
Summit	31	47
Tiburon	10	13
Toll Brothers (CC&Rs/Bylaws)	36	45
<i>Toll Brothers (Amended Matrix)</i>	36	<i>30 (Failed)</i>
Turnberry	20	22
Villas	6	7

IV. NEW BUSINESS

- A. Draft Communication to Residents re: Rentals, Community Rules & Reminders – Motion m/s/c to send communication via email to residents regarding Rentals, Community Rules & Reminders as amended no later than April 1, 2017.

V. NEXT MEETING DATE – 12:00 P.M., Thursday, March 23, 2017 at the Tournament Clubhouse.

VI. ADJOURNMENT – The Board recessed Regular Session at 1:15 P.M. and convened Executive Session. The Board adjourned Executive Session at 2:30 P.M. and re-convened Regular Session at 2:30 P.M. Motion m/s/c to adjourn the Regular Session meeting at 3:40 P.M.

The Board met in Executive Session on March 14, 2017 to discuss member discipline, contracts and legal matters.

ATTEST

Board Member _____

Date _____

Printed Name, Title _____

MW Consulting, Inc.

OFFICIAL REPORT OF INSPECTORS OF ELECTION
(California Civil Code §5110 and Corporations Code §7614)

The undersigned, the duly appointed Inspector(s) of Election at the "noticed" adjourned Meeting of the Board of Directors, of **PGA WEST FAIRWAYS Homeowners Association**, a California Nonprofit Mutual Benefit Corporation, held on March 14, 2017, ("Meeting"), do hereby report as follows:

1. The number of members in good standing and entitled to vote on the matters reported below was 915.
2. There were 601 members present by written ballot at the Meeting, representing sixty-six percent (66 %) of the total voting power; this percentage represents more than a quorum, (467).
3. We have received and tabulated the votes of members at an open meeting of the Board. The Bylaws and /or Bylaws and CC&R amendments were approved as indicated below.
4. The following Sub-Associations voted as follows and quorum needed is indicated:

• Eagle Bend	(Yes) 45	Affirmative Quorum: 36
• Haciendas-Estates	8	8
• Heritage	22	19
• Hermitage	35	27
• La Cala	40	27
• Legends	41	32
• Masters	52	35
• Monterra	11	6
• Muirfield	48	43
• Norman Estates	37	30
• Pasadera	57	47
• Peninsula Park	11	10
• Residence Club	21 - 11	21
• Spanish Bay	41	38
• Summit	47	31
• Tiburon	13	10
• Turnberry	22	20
• Villas	7	6
❖ Toll Brothers	45	36

Mary E. Walker (circled)
/ 30 on CC&R's

7. There was One, (1) ballot(s) invalidated for lack of signature or other reasons noted on the mailing envelope, which were nevertheless counted toward the quorum. These ballots will be bundled separately and kept with all other balloting materials for the period required by law.
8. There were -0- ballots invalidated for lack of signature and unit address, which were not counted toward the quorum. These ballots will be bundled separately and kept with all other Balloting materials for the period required by law.

I do hereby swear/affirm that I performed my duties as Inspector impartially, in good faith, to the best of my abilities, and that the count and this report are accurate.

NAME (print)

SIGNATURE

DATE

Mary Walker

Mary E. Walker

3/14/2017

Mary E. Walker,
Inspector of Election

MWC