

**PGA WEST FAIRWAYS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MINUTES
THE PRIVATE CLUBHOUSE
THURSDAY, SEPTEMBER 24, 2015, 2:30 P.M.**

BOARD MEMBERS PRESENT (5)

Deborah Brill, President
Barbara Larsh, Vice President
Jennifer Jenkins, Secretary/Treasurer
John Cochrane, Director
Brian Foord, Director

BOARD MEMBERS ABSENT (0)

The Management Trust, Monarch Group Division

Jerry McDonald, General Manager
Kari Martin, Assistant Manager

Also Present

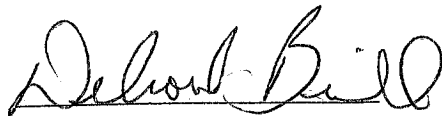
Fran Mullahy, Vintage Landscape

- I. CALL TO ORDER – Deborah Brill called the meeting to order at 2:35 P.M.
- II. OPEN FORUM – Deborah Brill opened the homeowner’s forum.
 - A. Jim Wisener, Masters SBA, stated that the Masters SBA is overfunded and requested an allotment of \$1,000 be granted to each residence to use for front yard home improvements. Brian Foord suggested getting an opinion from the Association’s legal counsel.
 - B. Dick Mills, Toll Brothers SBA, requested a follow up on the City of La Quinta’s signage rule for short-term rentals.
 - C. Bob Brown, Spanish Bay SBA, asked what the expectation is of the Delegates regarding the upcoming budget. Management will email the draft budgets to all the Delegates.
 - D. Jody Shapiro, Turnberry Collection SBA, asked if the reserve studies were sent out. Jerry McDonald informed him that he would provide the website information so anyone who wanted to review the reserve studies could log onto the website. Jody also asked if Dan from Roto-Lite could check all the lights along Turnberry. Lastly, Jody asked what the construction regulations were for construction hours. Jerry informed him the Association abides by the City of La Quinta’s Construction Regulations, which is 6:00 A.M. to 5:00 P.M. in the summer and 7:00 A.M. to 5:30 P.M. in the winter.
 - E. Fran Mullahy, of Vintage Landscaping, gave an update to those present about the construction landscape projects and that the rebate was sent to PGA West Fairways Association. Fran also informed those present of the over seeding that will take place in October and the penalties the Association could face due to the drought and irrigation restrictions.
- III. MINUTES – A motion was m/s/c to approve the Regular Session meeting minutes for August 27, 2015 as presented.
- IV. FINANCIAL REPORT
 - A. Acceptance and Approval of August Financials/Variance Reports – Jerry McDonald presented the financial and variance report for period ending August 31, 2015. He reported that as of August 31, 2015 operating assets were \$984,183.56; reserve assets were \$3,870,559.70; other assets of \$145,456.82; with total assets of \$5,000,200.08 for this period. Motion m/s/c to accept the August 31, 2015 financial statements as presented.
 - B. Merrill Lynch Recommendations – No action taken, information only.
- V. NOTICE OF LIENS – Motion m/s/c to lien account #736970 for delinquencies totaling \$1,161.22.

- VI. MANAGEMENT REPORTS – Jerry McDonald presented the management report and work order report for August 2015.
- VII. COMMITTEE REPORTS
- A. Architectural Review Committee – Motion m/s/c to accept the Architectural Committee Meeting Minutes of September 8, 2015 as presented.
 - B. Landscape Committee – Motion m/s/c to accept the Landscape Committee Meeting Minutes of August 3, 2015 as presented.
- VIII. UNFINISHED BUSINESS –
- A. Review Draft Combined Community Rules and Regulation – Tabled.
 - B. Proposal to Replace Perimeter Wall Caps – Tabled.
 - C. Revised Architectural Guidelines – Tabled
 - D. Update on Norman Estates Entrance Park Landscape Project, Information Only – Fran Mullahy provided an update on the Norman Estates entrance park landscape project.
 - E. Update on Muirfield Village Perimeter Wall Landscape Project, Information Only – Fran Mullahy provided an update on the Muirfield Village perimeter wall landscape project.
- IX. NEW BUSINESS
- A. Appoint Committee Chair – Motion m/s/c to appoint Barbara Larsh as Landscape Committee Chair.
 - B. Approval of Overseeding All Common Areas – Motion m/s/c to approve Vintage Landscaping for all common area overseeding as previously scheduled.
 - C. Request Use of Well-Site for Temporary Parking – Tabled.
 - D. Proposal to Remove/Relocate Landscape Lights at Norman Park – Motion m/s/c to approve the proposal from Roto-Lite to relocate landscape lights at the Norman Park.
 - E. Behind the Gate Trash Pick-up, Burrtec – Tabled.
 - F. Proposal to Install Electrical Pedestal – Motion m/s/c to approve the proposal from Roto-Lite to install an electrical pedestal at 81085 Legends Way.
 - G. Proposal for Annual Audit – Motion m/s/c to approve the proposal from Brabo & Carlsen, LLP for the 2015 annual audit.
 - H. Masters SBA Front Yard Upgrades – Tabled.
 - I. Time Warner Bulk Rate Contract – No action taken, information only.
 - J. Calendar of Events – No action taken, information only.
- X. NEXT MEETING DATE – 2:30 P.M., Thursday, October 22, 2015 at The Private Clubhouse.
- XI. ADJOURNMENT – Motion m/s/c to adjourn the meeting at 4:15 P.M.

ATTEST

Board Member



Date

10/22/15

Printed Name, Title

Deborah Brill, President