

**PGA WEST FAIRWAYS ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS
FRIDAY, NOVEMBER 13, 2015 AT 3:00 P.M.
LOCATION: THE MANAGEMENT TRUST
39755 BERKEY DRIVE, STE. A, PALM DESERT, CA 92211**

MINUTES

BOARD MEMBERS PRESENT (3)

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

BOARD MEMBERS ABSENT (2)

John Cochrane, Director
Brian Foord, Director

ALSO PRESENT:

The Management Trust, Desert Division

Cassie Gertz, General Manager
Kari Martin, Assistant Manager

- I. CALL TO ORDER – Deborah Brill called the meeting to order at 3:15 P.M.
- II. OPEN FORUM –
 - A. Dick Mills, Toll Brothers SBA, asked for the results of the straw poll for Toll Brothers front yard flowers. Cassie Gertz informed him the results will be discussed at the November 19, 2015, Board of Directors meeting. Dick also made comments on the 2016 Toll Brothers budget.
- III. UNFINISHED BUSINESS –
 - A. 2016 Draft Budgets, Base and SBAs – The Board reviewed the 2016 draft budgets in detail. Motion m/s/c to approve the 2016 Base and SBA Budgets as amended.
 - B. 2016 Base and SBA Reserve Studies – The Board reviewed the 2016 reserve studies. Motion m/s/c to approve the 2016 Base and SBA Reserve Studies.
 - C. Draft Architectural Guidelines – The Board reviewed the draft Architectural Guidelines and made additional changes. Motion m/s/c to approve the draft Architectural Guidelines for mailing to the members. Management was directed to include the draft Architectural Guidelines in the budget mailer.
- IV. NEW BUSINESS -
 - A. Pool Heating Schedule – The Board discussed the agenda item and ratified the pool heating policy as follows: On a rotational basis, odd number years, from October until the following May (i.e. October 2015 – May 2016), Spanish Bay and St. Andrews are heated. Even number years, from October until the following May (i.e. October 2016 – May 2017), Brae Burn and Hermitage will be heated. Management was directed to post this policy on the Association website.
- X. NEXT MEETING DATE – 2:30 P.M., Thursday, November 19, 2015 at The Private Clubhouse.
- XI. ADJOURNMENT – Motion m/s/c to adjourn the meeting at 5:15 P.M.

ATTEST

Board Member



Date

12/17/15

Printed Name, Title

Deborah Brill, President