



**Board of Directors' ZOOM Meeting Minutes
April 30, 2020
8:00 AM**

Board Member(s) Present:

- Jan Van Willigen, President
- Gavin Schutz, Vice President
- Bob Shipley, Treasurer
- Paula Turner, Secretary
- Richard Moore, Director
- Carol Nolte, Director

Also Present:

- Michael Walker, General Manager
- Kelly McGalliard, Operations Manager

CALL TO ORDER

The Board of Directors' Zoom Meeting was called to order by Jan Van Willigen at 8:00 AM. Mr. Van Willigen announced that the Inspectors of Election, Kathryn Wanshura, Darrell Snyder and Tom Gabelman would be counting the 2020 Board of Directors' Election ballots during the Zoom Meeting. Mike Walker, General Manager, established quorum, stating that required quorum is 474 and there were 527 ballots and 209 proxies for quorum. Quorum was established as 736.

Mr. Van Willigen stated the seven Board candidates' names, including Robbie Banks, Paula Turner, Karla Jo Renee, Dean Rivale, Jan Van Willigen, Wayne LeBlang and Richard Moore.

MINUTES FOR PREVIOUS MEETINGS

Gavin Schutz made a motion to waive and approve the reading of the minutes of the February 4, 2020 Board of Directors' Meeting, the February 4, 2020 Executive Session, the Emergency Meeting of March 17, 2020, the Emergency Meeting of March 20, 2020, The Board of Directors' Meeting of April 2, 2020, and the Investment Committee Meeting of April 8, 2020. Seconded by Jan Van Willigen; passed unanimously.

OPEN FORUM

Homeowners were invited to attend the Zoom Board Meeting and to submit their questions in advance for discussion in Open Forum. Jan Van Willigen addressed the topics that were the subject of the email questions that were received. The reopening of swimming pool areas was the

primary concern. Mr. Van Willigen stated that the topic of swimming pools is on the agenda under old business; therefore, it will be discussed at that time.

Old Business

Update Asphalt Grind May 2020 – Mike Walker advised that the Asphalt Grinding and Paving Schedule has been established and will be sent to all owners. The start date for the project is May 11, 2020 and the approximate completion date is May 22, 2020. No action required; none taken.

Swimming Pools and Spas - Mr. Van Willigen explained that the state, county and city restrictions are fluid and the Board and Management are following the updates closely so that we may open the pool areas in a safe and efficient manner. Discussion amongst the Board ensued. Gavin Schutz made a motion to open a total of 12 pools with appropriate signage. Motion withdrawn due to lack of a second. Richard Moore made a motion to open 27 pools over a week's time. The pool furniture to be stored in a pool area that is not open. Management to post appropriate signage reflecting county and city restrictions and to have pool area visitors carry identification. Further, Management to prepare an e-blast notifying owners of the open pool areas and identifying restrictions and conditions associated with use of the pool areas. Seconded by Carol Nolte. Jan Van Willigen, Bob Shipley, Paula Turner, Richard Moore and Carol Nolte voted in favor of the motion. Gavin Schutz voted in opposition to the motion.

Address Plaques – Kelly McGalliard stated that there are presently two sample plaques posted on the front of the office building on Southern Hills. We have ordered three additional samples, which will also be affixed to the front of the office for public viewing. Once the samples are in place, the Architectural Committee will make an address plaque recommendation for each condominium type.

New Business

Appointment Master's Association Representatives – The Board instructed Management to send out a Call for Candidates to solicit homeowners who would like to serve on the Master Association Board of Directors. Richard Moore made a motion to ask Steve Price to continue to serve as Master Association Board member until the Res I Board appoints a representative to serve on the Master Board for a new term. Seconded by Carol Nolte; passed unanimously.

Appoint Master's Association Gate & Patrol Representatives – Gavin Schutz was recently appointed by the Res I Board to serve on the Master Association Gate & Patrol Committee. Res I may appoint a second member. Gavin Schutz made a motion to appoint Kathryn Wanshura to serve as a member of the Master Association Gate and Patrol Committee. Seconded by Carol Nolte; passed unanimously.

Proposal MC Painting- Paint Stucco & Trim 6 Medalist Units – Richard Moore made a motion to approve the MC Painting proposal to paint the stucco and trim on the Medalist building, which contains six (6) multi-story units. Seconded by Bob Shipley; passed unanimously.

Committee Reports – Landscape and Pool Report – Paula Turner provided an update on the landscaping and expressed gratitude to Sunshine Landscape Company as there have been numerous homeowner compliments on the state of the flowers and landscape maintenance. Ms. Turner also stated that we are in the process of obtaining bids for fall 2020 annual flowers. Regarding pools, Paula Turner and Carol Nolte will be contacting their committee members to confirm continued monitoring of the pool areas.

Architectural Committee – Jan Van Willigen updated the Board on the various projects that the Architectural Committee processes. Mr. Van Willigen also informed the Board that the committee is developing color palettes for 78 Champion units and 51 Legend units. Both the stucco and trim will be painted on these homes in 2020.

Compliance Committee – Carol Nolte provided an overview of the citations adjudicated by the Compliance Committee year to date. Overall there have been 444 citations issued throughout PGA WEST; of those, 198 occurred in Res I. Commonly issued citations include speeding, parking in the wrong direction and noise violations.

Gate and Patrol – Gavin Schutz stated that the Gate and Patrol Committee is presently meeting weekly. There is a significant effort being made to manage the Short-Term Rental situation. The City has a temporary moratorium on Short Term Rentals due to COVID-19; however, some owners are not recognizing the restriction and continue to rent their homes short term.

Bighorn Sheep Barrier Update – Bob Shipley provided an update on the bighorn sheep barrier. Mr. Shipley consulted with Katie Barrows, of Coachella Valley Association of Governments, whom the Association has been in contact with throughout the bighorn sheep barrier process. Ms. Barrows stated that a fence construction contract has been awarded; however, there are some easement issues to be addressed.

Communication – Carol Nolte discussed the Association Newsletter and complimented James Covington on his creative presentation of the Newsletter. Ms. Nolte said that the Newsletter will be distributed at least quarterly as a method to keep homeowners updated on Association News!

General Manager's Report – Mike Walker presented the General Manager's Report to the Board. He provided monthly and year to date work order history, as well as information regarding landscaping, lake maintenance, pest control, general maintenance, pool and spa maintenance, painting, and roof maintenance.

Mr. Van Willigen asked the Inspectors of Election if they have completed the election ballot count. The Inspectors were not finished tallying the ballots; therefore, Mr. Van Willigen stated that the Board Meeting will continue while the Inspectors complete their duties.

At 12:50 the Inspectors of Election provided the election results to Mr. Walker, General Manager. Mr. Walker announced the 2020 Board of Directors' Election Results as follows:

- Paula Turner – 394 Votes
- Jan Van Willigen – 362 Votes
- Wayne LeBlang – 257 Votes
- Dean Rivale – 253 Votes
- Richard Moore – 230 Votes
- Robbie Banks – 218 Votes
- Karla Jo Renee – 188 Votes

Approval of 2019 Annual Meeting Minutes: 469 Votes in favor of approval of the minutes; 4 votes opposed to approval of the minutes.

Approval of IRS Revenue Ruling 70-604: 472 Votes in favor of the IRS ruling; 3 votes opposed to approval of the IRS ruling.

Mr. Walker congratulated Ms. Turner, Mr. Van Willigen, Mr. LeBlang and Mr. Rivale for being elected to serve a two (2) year term as a director of the PGA WEST Residential Association, Inc. Board of Directors.

Carol Nolte made a motion to adjourn the Zoom Meeting at 1:00 PM. Seconded by Gavin Schutz; passed unanimously.

Respectfully submitted,



Paula Turner, Secretary
PGA WEST Residential Association, Inc.
Board of Directors