



**Board of Directors' Zoom Meeting Minutes  
November 11, 2020  
1:00 PM**

Board Member(s) Present:

- Jan Van Willigen, President
- Gavin Schutz, Vice President
- Wayne LeBlang, Treasurer
- Paula Turner, Secretary
- Carol Nolte, Director
- Dean Rivale, Director
- Kenn Ulrich, Director

Also Present:

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

**CALL TO ORDER**

The Board of Directors' Meeting was conducted via Zoom. The meeting was called to order by Jan Van Willigen at 1:00 PM.

**Approve & Waive Reading of Minutes of August 10, 2020.** Wayne Le Blang made a motion to approve the minutes of August 10, 2020. Seconded by Dean Rivale; unanimously approved.

**Approve & Waive Reading of Executive Session Minutes of August 10, 2020 (Parts 1 and 2).** Wayne Le Blang made a motion to approve the executive session minutes of August 10, 2020. Seconded by Dean Rivale; unanimously approved.

**Approve & Waive Reading of Budget Workshop #1 of September 2, 2020.** Wayne Le Blang made a motion to approve the budget workshop minutes of September 2, 2020. Seconded by Dean Rivale; unanimously approved.

**Approve & Waive Reading of Budget Workshop #2 of September 22, 2020.** Wayne Le Blang made a motion to approve the executive session minutes of September 22, 2020. Seconded by Dean Rivale; unanimously approved.

**Approve & Waive Reading of Executive Session Minutes of September 22.** Wayne Le Blang made a motion to approve the executive session minutes of August 10, 2020. Seconded by Dean Rivale; unanimously approved.

### **Open Forum**

- a) Homeowner request that HOA install additional Pet Waste Stations throughout the community was referred to the Landscape and Pool Committee for consideration.
- b) Homeowner requested that HOA eliminate For Sale and For Lease signs within the community. The Board advised that the Association is following legal requirements to allow signage; however, the Association has a Sign Policy, which limits the number, location, size and design of For Sale, For Lease and For Rent signs.
- c) Homeowner inquiry regarding the number of short-term rentals in the Res I Association was answered by Gavin Schutz, Res I Board Member, Master Association Board Member and Chair of the Ad-hoc City of LaQuinta Short Term Vacation Rental Committee. Mr. Schutz stated that there are approximately 290 licensed rentals but the actual number in Res I may be closer to 325. The same homeowner asked if a CC&R amendment could be passed to ban short term rentals. The Res I CC&Rs has a provision, which states that a super majority of 75% must approve such an amendment; therefore, banning short term rentals is unlikely.
- d) Homeowner asked if the Board would paint the curb red in front of all mailboxes. The Board will not paint the curb red in front of all mailboxes as there is limited parking in Res. I and parking in front of the mailboxes is only a violation during postal delivery hours; therefore, in non-postal delivery hours parking in front of mailboxes is permitted.
- e) Homeowner inquired about reinstating trash service by the HOA on Wednesdays and Fridays. At this time, due to risk factors associated with COVID-19, we will not have Association staff handling trash. Consequently, trash pick-up will be once per week, on Mondays, by Burrtec. If you need a larger trash and/or recycle receptacle, please contact Burrtec at (760) 340-2113 and they will provide a larger container(s).
- f) Homeowner expressed gratitude to staff and to our landscape contractor for their prompt response to the condition of the property following last weekend's severe windstorm.

## Financial Statements

Jan Van Willigen made a motion to accept the Operating Fund Financial Statement as of September 30, 2020, the Accounts Receivable Summary as of October 31, 2020, the Financial Review Certifications of August and September 2020, the 3<sup>rd</sup> quarter 2020 bank statements, and the Reconstruction Fund Financial Statement as of September 30, 2020, as presented. Seconded by Wayne LeBlang; passed unanimously.

Jan Van Willigen made a motion to authorize liens on parcels 775031054 and 775071041. Seconded by Wayne LeBlang; passed unanimously.

## Old Business

- **Prendville Insurance Presentation (Matt Lawton)** – Matt Lawton of Prendville Insurance provided an overview of the Association’s insurance policies for the period 10/01/2020 – 09/30/2021.
- **Motus Insurance Presentation (Dan Wallis)** - Dan Wallis of Motus Insurance Presented an option for the Board to consider regarding Earthquake Insurance for homeowners. The Board observed the presentation and determined that they would like to have a better understanding of the Motus program. Additional information will be obtained and reviewed.
- **Address Plaques Update** - New address plaques will be installed in many of the condominiums in Res I. Installation is tentatively scheduled to commence in mid to late December 2020 and be completed by early January 2021.
- **Website Upgrade Update** - The Association’s website is being renovated and we hope to have the new site operational by early 2021.
- **Bighorn Sheep Barrier Status and Survey Update** - Bighorn Sheep Barrier discussions continue. The Association recently e-mailed an update on the matter and included a survey question, which is “Do you agree that the fence should not be placed on the levee, nor behind it?” We received 499 responses, 472 agree that the fence should not be placed on the levee, nor behind it; 26 do not agree.

## New Business

- **City of La Quint ad-hoc Committee status** – Gavin Schutz provided a synopsis of the many meetings being conducted with the City of La Quinta regarding Short Term Vacation Rentals (STVRs). Options regarding rule enforcement, and additional measures to lessen the impact of STVRs are being considered.
- **Summary of Presidents’ Meeting with City of La Quinta on October 12, 2020** - Jan Van Willigen updated the Board on discussions with the three other PGA WEST

Association Presidents and the City of La Quinta representatives regarding short term rentals.

- **Request for Reimbursement** - Three homeowner requests for reimbursement were considered and denied, due to the requests not being for items that the HOA is responsible for.
- **2021 Palm Tree Trimming Bids** - 2021 Palm Tree Trimming Contract Bids were reviewed; Gavin Schutz made a motion to award the 2021 contract to trim the Washingtonia and Fillifera palm trees on the Stadium side to Professional Tree Service and to award the 2021 contracts to trim the Washingtonia and Fillifera palm trees on the Palmer side to PWLC and Professional Tree Service. The total contract amount to trim the Washingtonia and Fillifera palm trees in 2021 is \$92,867. Seconded by Wayne LeBlang; passed unanimously.
- **2021 Budget** – Jan Van Willigen made a motion to approve the 2021 Operating Budget as presented, with no increase for 2021. Seconded by Wayne LeBlang; passed unanimously.

## **Committee Reports**

**Landscape/Pool** – Paula Turner and Carol Nolte provided updates from the Landscaping and Pool Committee. The draft Landscape Committee Meeting Minutes of October 27, 2020 were presented. Additionally, there was discussion about the significant number of flowers that the bighorn sheep destroy. Further, the Board may consider not planting annual color in 2021 on the Palmer side of the property in the areas where the bighorn sheep are known to graze, if there is not a barrier installed before fall 2021.

**Architectural** – Dean Rivale provided an Architectural Committee update, summarizing the numerous Architectural applications that were processed by the Committee. Mr. Rivale noted that there have been 22 Notice to Proceed letters issued in the past 5 months.

**Compliance** – Carol Nolte stated that the Compliance Committee reviewed 33 Res I citations in September and 29 in October. Ms. Nolte indicated that most of the violations during this period were for speeding and improper parking.

**Gate and Patrol** – Gavin Schutz stated that the Gate and Patrol Committee is working to improve the citation process by providing more timely notice of citations to the HOAs, which in turn should result in more timely notice of violations to the homeowners.

**Communication** – Carol Nolte stated that the Association newsletters are informative and well received and that the winter edition is scheduled to be sent to the Homeowners in early January 2021.

**General Manager's Report** – Michael Walker reviewed highlights of the General Manager's Report, including work order update, utility consumption by month and year to date and other items regarding day to day operation of the Association.

Dean Rivale made a motion to adjourn at 4:15 PM. Seconded by Wayne LeBlang; passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paula Turner".

Paula Turner, Secretary

Executive Session to discuss legal issues and member discipline was conducted  
immediately  
following the Board of Directors' Meeting

The next Board of Directors' Meeting is scheduled for January 26, 2021 at 1:00 PM  
Via ZOOM.