



**Board of Directors' Zoom Meeting Minutes
March 9, 2021
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 January 26, 2021 - Wayne Le Blang made a motion to approve the minutes of January 26, 2021. Seconded by Paula Turner; unanimously approved.

Approve & Waive Reading of Executive Session Minutes of January 26, 2021- - Wayne Le Blang made a motion to approve the executive session minutes of January 26, 2021. Seconded by Paula Turner; unanimously approved.

Open Forum – There were thirty-one (31) homeowners (in addition to the seven Board members) present via ZOOM. Multiple homeowners spoke regarding various topics, including short term rentals, long term rentals, pools, signs and Board Meeting times.

Financial Statements

Jan Van Willigen made a motion to accept the Operating Fund Financial Statement as of December 31, 2021, the Accounts Receivable Summary as of February 15, 2021 the

Financial Review Certifications of November and December 2020, and the Reconstruction Fund Financial Statement as of December 31, 2020, as presented. Seconded by Dean Rivale; passed unanimously.

Old Business

- **Website Renovation** – Kelly Trujillo, a professional web-site designer, and Res I homeowner, provided an overview and virtual tour of the Association’s website, which is being updated and renovated. Ms. Trujillo informed the Board that there is a photo-shoot scheduled on March 17, 2021 to obtain quality photos for the website.
- **Motus Earthquake Insurance** – Motus Webinars are scheduled for 3/11/21 at 12:00 PM & 3/13/21 at 11:00 AM. The webinar on 3/13/21 is a dedicated program for PGA WEST Residential Association owners. The Board urges homeowners to review the Motus option for earthquake insurance, as well as other earthquake insurance providers, such as CEA.
- **Board of Directors Code of Conduct** – After reviewing the current Board of Directors’ Code of Conduct, two changes to the document were proposed. One sentence was added stating “Their Fiduciary Responsibility requires them to strive to do what is best for the Association as a whole, and not to use their positions for private gain...” A second change was to add the sentence “It is expected that a Board Member would recuse them self from discussing and voting on matters related to a conflict” (as in conflict of interest). Gavin Schutz made a motion to amend the Board of Directors’ Code of Conduct as proposed. Seconded by Wayne LeBlang; passed unanimously.
- **Nominating Committee Update** – Jan Van Willigen announced the 2021 Slate of Candidates, which includes incumbents, Carol Nolte, Gavin Schutz and Kenn Ulrich, as well as homeowners, Bill Winn, Robby Banks and Tim Bendokas.
- **Appoint Alternate Inspector of Election** - The Board has appointed Darrell Snyder, Joann Yeoman and Kathryn Wanshura to serve as Inspectors of Election for the upcoming 2021 Board of Directors’ Election, Gavin Schutz made a motion to appoint an Alternate Inspector of Election, Charlotte Carr, who will serve in the event that one of the Inspectors of Election is unavailable to fulfill their responsibilities. Seconded by Wayne LeBlang; passed unanimously.
- **Election Timetable** - Ballot and Election Rules to be mailed 3/20/21 – 3/25/21.
Voting Deadline and Ballot Counting Meeting 4/24/21 – General Notice of Election Results to be distributed by 5/7/21
- **Master Association Combined Community Rules and Regulations** - The PGA WEST Combined Community Rules and Regulations were updated and reviewed by the Master Association’s Compliance Committee and distributed to the Residential Associations for their Boards’ consideration. Wayne LeBlang made a

motion to approve the Master Association Combined Community Rules and Regulations as presented. Seconded by Dean Rivale; passed unanimously.

- **Investment Policy Revision** - At the request of the Investment Committee, the Association's Financial Advisor reviewed and updated the Investment Policy. The conservative policy is designed with the objective of preservation of principle with potential growth to hedge inflation. Association legal counsel reviewed the updated policy. Jan Van Willigen made a motion to approve the updated Investment Policy as presented. Seconded by Wayne LeBlang; passed unanimously.
- **Under Water Diving Services – Proposal RE: Lakes SRP 1 and SRP 3-** The Board reviewed proposals to perform necessary work in the Palmer Lakes SRP 1 and SRP 3. Wayne LeBlang made a motion to approve the proposals to perform the lake repair work described in the proposals, in the amount of \$14,100. Seconded by Dean Rivale; passed unanimously.

New Business - None

- **Committee Reports -**

Paula Turner, Landscape Committee Chair reported the following:

- a) Sunshine Landscaping is continuing to trim the plant material using a natural trimming method.
- b) Tree trimming is in progress.
- c) Approximately 20 trees have been replaced as a result of the strong windstorm that occurred in the fall.
- d) Congressional island is being considered for renovation.

Dean Rivale, Architectural Committee Chair reported that there are more than 20 active Architectural Improvement applications pending, including new pools and spas, patio extensions, paver installations, fire features, garage A/C unit installations, window replacements and awnings.

Carol Nolte, Compliance Committee Representative reported the following:

- a) YTD Res I owners have received 108 violations, which represents 43% of all PGA WEST violations.
- b) In February Res I had 15 speeding violations that were in excess of 10 MPH over the speed limit; there were 15 parking violations, 5 noise violations and several citations for vehicles without passes visible on the vehicle's dash.

Gavin Schutz provided a brief report on the City of La Quinta STVR Ordinance.

Jan Van Willigen reported that a meeting regarding the Peninsular Bighorn Sheep barrier took place. Present for the discussion were Jan Van Willigen, Katie Barrows, of Coachella Valley Association of Governments (CVAG), Michael McDonough, Tim McKeon, Ben Dobbs, Barbara Montavon, Tom Headrick and Kelly McGalliard. There was dialogue regarding fence routes and options. Carol Nolte, Communication Committee Chair reported the following:

- a) There will be a Spring 2021 Newsletter distributed in April 2021.
- b) The Association has 1,103 homeowners who receive Association documents and notices via e-mail.
- c) The Association has 319 homeowners who do not receive Association documents and notices via e-mail.

Correspondence – 2/23/2021 Letter from Jeffrey T. Holmes

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.

Carol Nolte made a motion to adjourn at 3:20 PM. Seconded by Wayne LeBlang; passed unanimously.

Respectfully submitted,



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
April 27, 2021 at 1:00 PM
Via ZOOM.