



**Board of Directors' Meeting Minutes  
In Person and Via Zoom  
April 25, 2024  
2:00 PM**

Board Member(s) Present:

- Jim Young
- Laurel Klaus
- Gavin Schutz
- Carol Nolte
- Michael Sandstrom
- Robbie Banks
- Jay Agoado

Also Present:

- Kelly McGalliard, General Manager

**CALL TO ORDER**

Jim Young, called the meeting to order at 2:00 PM. The Board of Directors, Management and sixteen homeowners were present in person at the HOA office, which is located at 54-320 Southern Hills La Quinta CA. There were additional homeowners present via Zoom.

**Meeting Minutes**

Gavin Schutz made a motion to approve the Board Meeting Minutes of 03/12/24. Seconded by Laurel Klaus; passed unanimously. Gavin Schutz made a motion to approve the Executive Session Minutes of 03/12/24. Seconded by Carol Nolte; passed unanimously. Carol Nolte motioned to approve the Executive Session Minutes of 03/22/24. Seconded by Gavin Schutz; passed unanimously. Gavin Schutz motioned to approve Executive Session Minutes of 03/30/24. Seconded by Carol Nolte; passed unanimously.

**Open Forum**

Topics discussed in open forum included: Neighbor Notification Form for Architectural and Landscape applications, a request that the same form be provided to those who rent as Short-Term Vacation Rentals, several owners expressed support of the current STVR City of La Quinta Rules, and a Homeowner requested that the Board consider a policy to reimburse owners for emergency repairs/mitigation efforts.

## Financial Statements

Gavin Schutz, Treasurer, provided an overview of the March 2024 financial statements as well as the year-to-date financial position of the Association. Financial review certifications for January, February and March 2024 were confirmed to be signed by the Treasurer and President.

Jim Young motioned to approve the March Financial Statements as reported. Seconded by Laurel Klaus; passed unanimously.

Gavin Schutz motioned to approve initiating a delinquent assessment lien for parcel 12642202/APN #775091002. Seconded by Laurel Klaus; passed unanimously.

Gavin Schutz motioned to approved January and February Financial Statements. Seconded by Laurel Klaus; passed unanimously.

## Old Business

**Holiday Lighting and Decoration Policy** – Following the statutorily required minimum 28-day comment period for owners, Laurel Klaus motioned to approve The Holiday Lighting and Decoration Policy. Seconded by Gavin Schutz; passed unanimously. Notice of said rule change will be distributed to the membership.

Homeowner, Tim Bendokas' request regarding lighting to be reviewed by the Architectural Committee.

**Spectrum Contract** - Spectrum has not yet responded to the Association's most recent proposal; however, Jim Young motioned to approve a 5-year Spectrum contract if Spectrum agrees to the Association's terms as specified. Seconded by Gavin Schutz; passed unanimously. Once an agreement is finalized the homeowners will be advised.

**2024 Annual Palm Tree Trimming Bid** –Jim Young motioned to approve awarding the contracts to PWLC II and Pro Tree Service. Seconded by Gavin Schutz; passed unanimously.

**Spa Heating Schedule Summer/Fall 2024** – Jim Young motioned to approve turning off all community pools and spas during the summer, with the provision that spas may be turned on, on a case-by-case basis as requested by Homeowners. Seconded by Gavin Schutz; passed unanimously. This process will be tracked by work order; therefore, if a homeowner would like a particular spa heated, the homeowner will simply create a work order online. We request that the work order specify the duration of the request, for example "please heat Spa 2A for two weeks".

**Draft Landscape Maintenance Contract with edits** – Jim Young motioned to approve the 2024 Landscape Maintenance Contract as edited, adding qualitative standards to the contract. Seconded by Carol Nolte; passed unanimously.

**Master Landscape Plan** – Robbie Banks motioned to have the Landscape Committee review the Landscape Master Plan and meet with Pinnacle Design Company with the goal to eliminate the use of decomposed granite, limit the destruction of trees, retain natural turf, minimize or eliminate use of artificial turf. Further, homeowners’ views not to be negatively impacted by the proposed changes and that the intent of the design is to maintain a lush garden design using flowering plants, flowers, and turf. Seconded by Michael Sandstrom; passed unanimously.

**New Business**

**Painting Bid Summary** – Jim Young motioned to award the painting of 128 trim only units and 14 stucco and trim units to MC Painting. Seconded by Carol Nolte; passed unanimously.

**Gary Dolenga** – The Board discussed Mr. Dolenga’s request for a policy regarding reimbursement for homeowners hiring contractors in case of emergency. No action was taken.

**2024 Winter Color Bids Summary** – Jim Young motioned to award the Winter Color Contract to Armstrong Growers. Seconded by Laurel Klaus; passed unanimously.

**SB 326 Balcony Inspection Proposal Summary** – Jim Young motioned to award the SB 326 Balcony Inspections to Independent Building Analysis. Seconded by Laurel Klaus; passed unanimously. Greens and Medalist Owners will be advised when the inspections are to take place.

**Balcony Repair 55-531 Oak Hill** – Jim Young motioned to award the contract to Exquisite Remodeling at a cost not to exceed \$10,000. Seconded by Jay Agoado; passed unanimously. This exceeds the contract proposal, but in the event the scope of work expands, Management has authority to act.

**Committee Reports** – The Landscape/Pool, Architectural, Compliance, Master Association, and Communication Committee Chairs provided reports to the Board.

**Correspondence**

- a. Homeowner’s email regarding request for red curb on Shoal Creek- The Board reviewed an email from a homeowner expressing concerns regarding a truck that is routinely parked on Shoal Creek. The Board recommends that the owner contact

Gate and Patrol to determine if the 72-hour parking rule on HOA streets is being violated.

- b. Homeowner e-mail regarding unmanned gate security – Management forwarded this email to the Master Association and Gavin Schutz provided clarification on the cameras at the unmanned security gates.

**General Manager’s Report** – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, work order report, speed report, landscape, pest, lake, pool, and maintenance departments.

**Certificate for Arturo Medina and Sergio Gudino** – Gavin Schutz motioned to award both employees involved in aiding a co-worker that was choking, to each be rewarded with a \$100 Gift Certificate. Seconded by Jay Agoado; passed unanimously.

**Homeowner’s Comments** – Comments were made by homeowners regarding Short Term Vacation Rentals, lighting, 55-051 Riviera, and the appearance of Pete Dye.

Jim Young motioned to adjourn at 4:35 PM.

Respectfully submitted,



Carol Nolte, Secretary

The next Board of Directors’ Meeting is scheduled for  
July 18, 2024 at 2:00 PM

An Executive Session to address contracts, legal issues and personal matters was conducted immediately following the Board of Directors’ Meeting.