



**Board of Directors' Meeting Minutes
In Person and Via Zoom
July 18, 2024
2:00 PM**

Board Member(s) Present:

- Jim Young
- Laurel Klaus
- Gavin Schutz
- Carol Nolte
- Michael Sandstrom
- Robbie Banks (Present via Zoom)
- Jay Agoado

Also Present:

- Kelly McGalliard, General Manager
- Marcus Rivera, Operations Manager

CALL TO ORDER

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

Meeting Minutes

Jay Agoado made a motion to approve the Board Meeting Minutes of 04/25/24. Seconded by Gavin Schutz; passed unanimously. Carol Nolte made a motion to approve the Executive Session Minutes of 04/25/24. Seconded by Gavin Schutz; passed unanimously. Gavin Schutz motioned to approve the Executive Session Minutes of 05/01/24. Seconded by Jay Agoado; passed unanimously. Gavin Schutz motioned to approve Executive Session Minutes of 05/13/24. Seconded by Jay Agoado; passed unanimously. Gavin Schutz motioned to approve Executive Session Minutes of 05/31/24. Seconded by Laurel Klaus; passed unanimously.

Open Forum

Topics discussed in open forum included: Measure A, a citizen's led initiative regarding short term vacation rentals in the city of La Quinta, CA.

Financial Statements

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

Laurel Klaus motioned to approve the May 2024 Financial Statements as reported. Seconded by Jay Agoado; passed unanimously.

Jim Young motioned to accept initiating a delinquent assessment lien for parcels 775241074, 775041009, 775152053, 775161016, 775141033, 775031028. Seconded by Gavin Schutz; passed unanimously.

Jim Young motioned to accept March and April Financial Statements. Seconded by Gavin Schutz; passed unanimously.

Old Business

Spectrum Contract - General Manager, Kelly McGalliard, provided an update regarding the Spectrum Contract. She explained that the contract terms are still in negotiation, but that we anticipate Spectrum agreeing to the pending issues soon, at which time the Board may engage in a 5-year term contract for bulk cable and internet services.

Landscape Committee Update Regarding BOD request to review the Pinnacle MA Landscape Plan – Landscape Committee Chair, Carol Nolte, stated the Landscape Committee recommends the Plan should be used as a conceptual resource for future landscape projects. Additionally, Management to contact Pinnacle to make changes. These changes include but are not limited to the removal of all DG.

Board Member Code of Conduct – Jim Young motioned the approval and implementation of a new Board Member Code of Ethics and Conduct. Seconded by Laurel Klaus. The motion passed with Directors Laurel Klaus, Carol Nolte, Jim Young, Gavin Schutz, and Michael Sandstrom voting in favor and Directors Robbie Banks and Jay Agoado, voted against.

BRS Tile Roof Underlayment Replacement Update – BRS continues to work on the complete lifting of tile, replacement of underlayment and resetting the tile for 14 buildings. They are nearing completion.

Update RAM Phase 1 Roofing – Rob and Ron Winkle of Roof Asset Management provided an update for the 3 buildings on which they are currently removing tile, replacing underlayment, and resetting the tile. Additionally, they stated that new perimeter edge metal would be installed on the buildings and RAM would be absorbing the cost. The HOA staff to paint the new edge metal prior to installation. They stated the new edge metal will help facilitate proper water flow from the roofs of the buildings.

2024 Revised Cactus Policy – Revisions to the Cactus Policy included the use of both botanical and common names of plants, consistent verbiage amongst landscape guidelines and updated formatting which is in line with other policies. Jim Young motioned to approve the 2024 Revised Cactus Policy. Seconded by Gavin Schutz; passed unanimously.

New Business

Farmers Insurance Notice of Non-Renewal – Farmers Insurance provided a Notice of Non-Renewal to the Association; the current policy will expire in October 2024. No action required.

Insurance Discussion – Patrick Prendiville presented a PowerPoint presentation regarding the current Insurance market and potential carriers which may be candidates for the Association. No action required. The Association’s insurance broker, Prendiville Agency, will be presenting alternative policies for the Board’s consideration in September 2024.

Plaster Bid Summary – Jim Young motioned that a Pool Committee should be created. Thus removing that responsibility from the current Landscape/Pool Committee. Seconded by Laurel Klaus; passed unanimously. Robbie Banks was appointed Chair of the Pool Committee and Jim Young shall also serve on said committee. The Pool Committee shall review the pools suggested in the Plaster Bid Summary and provide a recommendation to the Board of Directors.

Dean Rivale Proposal Phase 1 Roof Inspections – Jim Young motioned to approve the proposal submitted by Dean Rivale Construction Management to serve as certified Roof Inspector for the first quarter of Phase 1 of the tile roof replacement plan. Seconded by Robbie Banks; passed unanimously.

RAM Proposal 2025 Annual Roof Maintenance – Jim Young motioned to approve RAM’s proposal for the 2025 Annual Roof Maintenance. Seconded by Michael Sandstrom; passed unanimously.

Valley Pools 2025 Pool Maintenance and Repair Proposal – Gavin Schutz motioned to approve Valley Pools’ 2025 Pool Maintenance and Repair Proposal which includes a 3.9% increase from the previous year. Seconded by Laurel Klaus; passed unanimously.

California Legislative Action Committee Request ‘Buck – A – Door’ – Gavin Schutz motioned to approve the Association’s contribution to CLAC in the amount of \$1,422.00. Seconded by Laurel Klaus; passed unanimously.

Updated Employee Handbook Proposal – Jim Young motioned approve the proposal from Swedelson and Gottlieb to update the Employee Handbook in the amount of \$6,000. Seconded by Gavin Schutz; The motion failed with Directors Laurel Klaus, Carol Nolte, Jim Young, Jay Agoado, Robbie Banks and Michael Sandstrom voting against and Director Gavin Schutz voting in favor. The Board agreed to table the matter and revisit it in 6 months.

2025 Reserve Study Proposal for PGA WEST Residential 1 Common Area – Jim Young motioned to approve the proposal in the amount of \$4,800.00 from Mike Graves of SCT Reserves to prepare the 2025 Reserve Study. Seconded by Michael Sandstrom; passed unanimously.

2024 Winter Rye Seed Bid Summary – Jim Young motioned to approve Simplot Partner’s Winter Rye Seed bid in the amount of 55,984.50. Seconded by Laurel Klaus; passed unanimously.

2025 Palm Tree Trimming – Jim Young motioned to award the 2025 Palm Tree Trimming contract to both Pro Tree Service and Date Harvester and PWLC at the same rates as the 2024 contracts. Seconded by Gavin Schutz; Passed unanimously.

Landscape Committee Mission Statement – Jim Young motioned that the concept of value be incorporated into the Mission Statement and the matter was tabled until the next Board meeting in November. Seconded by Carol Nolte; passed unanimously.

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

Correspondence

- a) Homeowner’s email regarding missing and damaged tile at Pool 18BB. The homeowner was concerned with how hot the handrails at the pools become during the summer and requested a cover be put on the handrails. Management to install a handrail cover at Pool 18BB.

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.

Jim Young motioned to adjourn at 4:25 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carol Nolte".

Carol Nolte, Secretary

The next Board of Directors' Meeting is scheduled for
September 19, 2024 at 09:00 AM

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