



"peaceful and quiet ... great neighbors"

255 South Avenida Caballeros, Palm Springs, CA 92262

Annual Homeowners & Board of Directors Meeting

Minutes of the meeting held (Draft - these minutes will be approved at the 2017 annual meeting)

Date: 2/27/2016

In Attendance:

Board Members: Roy Ravenstahl, Jon Smith

Mgmt Representative: Cindy Anderson

Owners/other attendees: Jean Willner, David LeFrancois, Lucio Bernal, Alma Smith, Max Acker, George Richie

Chairperson: Jon Smith Time Started: 11:10 a.m. TIME ENDED: 11:48 a.m. RECORDER: Roy Ravenstahl

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RESPONSIBLE PERSON(S)	F/UP DATE	Complete
Call To Order	The meeting was called to order by Jon. Meeting minutes from annual meeting held on 01/17/2015 were board & home owner approved.	N/A			
Elections - Doug Bothe from Community Association Financial Services	Inspector of elections Doug & Lee Bothe from CAFS were there to count the ballots. We have one candidate, Syd Steinbock. The request for nominations from the floor turned up crickets. We will be replacing one board member, Zach Fox, who resigned in September when he sold his unit. Doug counted the ballots and announced the results. A quorum was established with 33 home owners responding. Syd was elected with 45 votes, there were write-ins for 5 other folks, two of which are current board members. Paul Griffin received 10 votes, Sheila Kenmuir, 1 vote and Mark Davis, 2 votes. Those three folks were not there to accept the nomination.	N/A			
Communications - Jon Smith	Jon reminded everyone in attendance that ALL communication goes through Cindy, our paid property manager. He requested that no HOA talk with the board is done other than at the meetings and for people to utilize Cindy and she will communicate with the board. The request was communicated to home owners that we need new board members since Jon, Roy & Dennis have 11 months left to serve out their term.	N/A			

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Land Lease Attorney - Jon Smith	Jon spoke with our attorney on Wednesday, 02/24/2016. We have given them a proposal (3 land owners) which makes the process longer since we have to hear from all three of them. As soon as we can agree on the terms, it's going to move really quickly. The BIA has agreed to handle the escrow once the lease is agreed on. Otherwise we would have to have 59 separate escrows. Currently, to purchase a unit in our complex, you can only get a 20 year loan. That will also help this process move a little faster. The board is in constant communication with the lawyer and once we can agree on the terms, it will probably go back and forth once or twice, then will happen super fast. There will probably be another special assessment for the lawyer fees. Per Cindy, the renewal will cost up to \$5,000 to \$7,000 per unit one time fee. We are trying to get that fee lower and will know more in the coming months. Cindy mention that the transfer fee when selling a unit will go from a standard \$450 now to a 1 to 2% fee.	Ongoing	Board		
CC&R Update - Jon Smith	The board has met for many hours in the 4th quarter of 2015 to go over the CC&R's and Bylaws to get our documents updated with the current laws and submitted to the attorney. We have a meeting scheduled on 3/4/16 to go over our updates and get feedback from the attorney based on our updates. Once we get clearance from the lawyers, this will be presented to the home owners and voting on it. There is normally three 30 day extensions with getting home owner approval. We hope to have it done in less time because it winds up being very costly with legal fees each time it's sent out for a vote. That's a goal for the current board to have completed this year.	Ongoing	Board		
Social Event - Jon Smith	Last year we didn't do a Luau. Jon would like to work with someone to plan an event even if it's off site for a happy hour at a restaurant or around the pool. If anyone is interested in helping make that happen, contact Jon. Cindy suggested we could have a taco truck come in the parking lot and have a Fiesta.				
Treasurer's Report - Roy Ravenstahl	As of 01/31/2016: \$54,969.61 in checking & \$263,405.49 in reserves. Currently running \$16,698.03 under budget. We ended 2015 under budget by \$9,969.55. All homeowner dues are current with the exception of one unit being one month behind and we have a lien on a former owner.	N/A	Roy		

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Management Report - Cindy Anderson	Excess Income - According to the IRS ruling any excess funds at the end of 2016 will remain in our general operating account. The board can move it to reserves if so desired. There were no nay votes from anyone in attendance. Jon signed the form for the association. We will look at the remaining funds still going to reserves as we move forward.	N/A			
Landscape Committee Report - Jon Smith for Syd Steinbock	The landscape committee is pleased to report that the exterior renovation has been completed. We have in addition to completing the movement towards zero landscape and also completed the drip line irrigation system on the exterior of our property.	Schedule meeting in March	Syd	3/28/2016	
	The Fountain has been removed and the circle turned into a planter to match the existing circles.				
	We have replaced the sign and callbox arm and planted Crown of Thorns to give a more updated look.				
	Once the bills for the exterior have been approved by the board and paid we can apply for the turf buyback program from both the city of Palm Springs and the DWA. We should receive \$5000 from the city and \$13,250 from the DWA.				
	The Hibiscus in the pool area and along units 108, 109, 301, 302, and 303, has been replaced with Oleander, which are drought resistant plants.				
	We have replaced about 95% of our irrigation system with drip lines which limits the water waste.				
	The landscape committee will now focus their energy on the patios and work with homeowners to install drip lines and change where possible to drought resistant shrubs and plants.				
	We encourage all our homeowners to reduce their use of water by asking residents to be sure their washers have new metal hoses, and showers and toilets are using water saving devices.				

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	The landscape committee is seeking approval from the board for removal of the Bougainvillea's in the pool area. We will remove the metal fence and replace it with a solid wall. The bid for that work is included in the board packet and is for about \$6500. This wall would reduce airflow, which would limit stuff being blown into the pool, and reduce road noise for those whose units facing the pool area.				
	We will replace the bougainvillea with healthy ones and Pyracantha's on the Caballeros side. The landscape committee is planning to schedule a meeting in March.				
Architectural Committee - Jon Smith	Zach Fox did an amazing job collecting all the information for the sign and fountain removal. He ended in September and we were at a standstill. Michael Gold did great job with moving that project forward. We will be looking for a Architectural committee head as well as a board member.	N/A			
Homeowners Comments	It was asked about new condo's being built south of Baristo on the lot, but Jon stated that there has been machinery stored there for street repair. Our lot goes only to the stop sign at Baristo. The rest of the lot is owned by the BIA because the land owner died.	N/A			
	Cindy supplied a phone number for Officer Lane who heads the homeless task force in Palm Springs, he can be reached at 760-416-5743. He will handle the situation. Also, for homeless on Indian Lease Land, Robert is the head of the tribal rangers and he can be contacted at 760-898-6773.	N/A			
	It was brought up that there are 3 ground floor units on Arenas where their gates don't have locks which also attracts homeless to camp out on the patios. It was suggested that for exterior patios to the street that we make it part of our Rules and Regulations that folks have locks. Internal patios inside the complex will not be required to have locks. Any homeowner can call the police and have folks arrested for trespassing.	Board will talk to the lawyers regarding adding this to our Rules and Regulations	Board	3/4/2016	
	A home owner mentioned that while there is no gate code for residents use, he has seen a howeowner / car using a gate code. The code is rotated every six months since the code does get out. Cindy suggested that if we ever change over the access box to switch to a medallion system.				

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	We had a comment expressed to congratulate the gardener (Alex) who has done a great job. It was brought up that the decks needs to be mopped more. Cindy will request that the mopping be done more since we have less landscaping to maintain.				
Next Meeting	Saturday, April 16th, 2016 at 10:30 a.m. in the Community Room.				