



"peaceful and quiet ... great neighbors"

255 South Avenida Caballeros, Palm Springs, CA 92262

Meeting of the Board of Directors

Minutes of the meeting held

Date: 2/27/2016

In Attendance:

Board Members: Roy Ravenstahl, Jon Smith, Dennis Hoff, Syd Steinbock (via phone)

Mgmt Representative: Cindy Anderson

Owners/other attendees: David LeFrancois, Lucio Bernal

Chairperson: Jon Smith Time Started: 10:31 a.m. TIME ENDED: 10:54 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 12/19/2015 were board approved.	N/A			
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		
New Business - Cindy Anderson	We received a quote to remove three queen palm trees (building 1 & 2) that are up against the building for \$2,550. One is in a patio of a unit being sold. Cindy called the current owner requesting that the association remove that palm at our expense if the board approves. The goal is to protect the roof and keep the rats off. The motion to remove the palms was approved by three yes votes and one don't care vote.	Cindy to have palms removed that were approved for removal	Cindy	3/25/2016	

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RESPONSIBLE PERSON(S)	F/UP DATE	Complete
	The gravel is getting sparse in the complex. Cindy requested a quote from Abel (our landscape company - Grandmark) to get replacement gravel throughout the complex at a cost of \$3,475, for 25 tons of California gold pebbles. The area by the hibiscus has already had the gravel replaced so that could reduce the quote. This was put on hold until Syd can talk to Abel about the areas where the gravel is required. However, the board approved the motion to move forward once that takes place with the maximum being \$3,475.	Syd to work with Abel from Grandmark Landscaping on gravel locations	Syd	3/25/2016	
	Pool area wall replacement - We have two bids, one is for a block wall with no stucco for \$6,500. The second bid was to do the slump stone block wall like the back wall west of the guest parking and that was \$11,500. Given the fact that we have to remove the bouganvilla, Syd made a motion to approve the \$6,500 bid, the motion carried with 3 yes votes and 1 no vote.	Board approved the wall to move forward for the \$6,500 bid. Cindy needs to get a bid for adding the stucco.	Cindy	3/25/2016	
	Our Auditor has retired and he sold his business to Scott Corporation which a lot of HOA's use. Doub Bothe has also worked with them and recommended using them. They will be doing our audit this year unless we want to change. No motion is required, Cindy just wanted to inform us of the change in case we didn't want to use them.	N/A			
	Bid from Best Signs - Guest parking signs are all flaking. The bid is for \$555.60 to replace and install all the signs. A motion was made to approve the news signs, the motion carried.	Obtain and install new signs	Cindy	3/25/2016	
	Loops in the ground - Our loops at our entry gates (6 loops total) 3 at the main entrance at the Baristo gate and 3 at the Arenas gate. This is the magnetic field where the gate can hit your car if you either drive out to slow or a car in front of you leaving moves too slow and the gate will hit the car behind. We have already had one car hit, so when they came and checked the loops, all of them had very low readings. The quote was for \$6,000, but if we do them all at once we receive an \$800 discount bringing the total to \$5,200. Dennis mentioned this was definitely a safety issue. A motion was made to move forward with fixing the loops and the board approved.	Cindy to have the gate folks repair the loops	Cindy	3/18/2016	
Old Business - Jon Smith	Document Revision & Attorney Update - The board has been meeting for hours going over our CC&R's and Bylaws. We will be meeting with the lawyers to go over the updates so we're up to code and the law. We have a two hour meeting on March 4th with the attorney. Once we get the go ahead from the attorney, the CC&R's will be sent to the home owners for a vote. That's one of the huge goals for 2017.	N/A			

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RESPONSIBLE PERSON(S)	F/UP DATE	Complete
Correspondence - Cindy Anderson	All correspondence are letters just for the boards information except for page 16 which is requesting that the association fix the damage inside a unit from a leak. Cindy already informed the home owner that we will not be paying and to be consistent with our CC&R's we don't take care of interior damage unless it's extreme neglect which is not the case. The board determined that there was no coverage. The roofer noted on his invoice that the owners A/C electrical box was left open and the thermostat wire was not properly sealed, therefore rain went into the electrical box and down the wires.	Cindy to inform owner if not already done so.	Cindy		
Next Meeting	Saturday, April 16th, 2016 at 10:30 a.m. in the Community Room.				