



"peaceful and quiet ... great neighbors"

255 South Avenida Caballeros, Palm Springs, CA 92262

Annual Homeowners & Board of Directors Meeting

Minutes of the meeting held

Date: 10/15/2016

In Attendance:

Board Members: Jon Smith, Syd Steinbock, Roy Ravenstahl

Mgmt Representative: Cindy Anderson

Owners/other attendees: Marie Burk, Tray Burk, Tim Scerba, (Lucio Bernal - arrived at homeowners comments)

Chairperson: Jon Smith Time Started: 10:32 a.m. TIME ENDED: 10:57 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 09/17/2015 were board approved. Dennis Hoff sold his unit and is now off the board. The vacancy will not be filled until January when we have three board positions opening up (Jon, Roy & Dennis).	N/A			
Treasurer's Report - Roy Ravenstahl	As of 09/30/2016: \$62,818.68 in checking & \$199,532.12 in reserves. Currently, two homeowners are behind in dues. For the 2017 proposed budget, Roy made a suggestion to move dollars from 3 line items we are under budget and move funds to cover electrical maintenance for next year. A motion was made and approved to adopt the proposed budget and Cindy will relay that to the accountant and make that happen. The 2017 budget along with the reserve study will be sent to homeowners at the end of November. The goal is to not raise dues because we are aware that once the Indian Lease negotiations are done, homeowners will have expenses for that.	N/A	Roy		

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Management Report - Cindy Anderson	Cindy purchased a fan for the community room for when homeowners use the room or when we have meetings there during the warmer months. Everything else that has been found or reported has been repaired. Cindy will get a locksmith over to address the sticky lock on the community room door. Jon & Cindy have a note to work the one page summary for the Villa Caballeros Contact Sheet for homeowners/renters.	Have locksmith address community room door. One page summary contact sheet for homeowners/renters.	Cindy/Jon		
Landscape Committee Report	No report				
Pool Committee Report - Syd Steinbock	14 new pool lounges were ordered for the pool area in brown and beige.				
Land Lease - Jon Smith	There are 3 land owners, two of which are ready to sign but the third the lawyer is not able to get a hold of since they're off the grid. We are emailing the lawyer every two weeks for updates, we got a response yesterday that basically said there is no update. Jon volunteered to be the land lease liaison after he is off the board if that's what the new board wants. The lawyer is aware that there is only 29 years left on the lease.	Ongoing	Board		
New Business - Jon Smith	Website Coordinator - We need a volunteer to be the Villa Caballeros website coordinator to update photos, add documents to our website, etc. We do have a company that manages the site, so it would mean interacting with that company to update/add items. If anyone knows of someone who would like to do this, please let us know, it would be a simple and fun volunteer job. Cindy feels the website should be redone and will send the board some samples of other HOA websites here in the desert.	Sample websites from other HOA's here in the desert	Cindy		
	Elevator - we got a citation that stated several things that needed to be addressed. Cindy called the elevator company we have under contract, they sent her a proposal for \$755 to do the work. The work has been signed off to complete, they will get everything over to the state agency so we'll have a license/permit for the year.	Repairs to be completed and license / permit issued	Cindy		

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Old Business - Jon Smith	CC&R Revision / Attorney Update - The board has gone through the CC&R's, Rules & Regulations with the lawyer to get everything up to current law/code which protects the HOA and the homeowner. We're at the point where we just need to go through a few notes the attorney sent us that Roy and Jon will go through after the meeting. The documents will be posted on the website for everyone to review. We are going to do a Town Hall at the December 10th meeting where people can ask questions. The revised CC&R's has a matrix which spells out who is responsible for what, no surprises.				
	Security Camera - We have a request for a security camera. It was determined that you can have a security camera providing the camera is inside the unit. The board passed a motion that no security cameras allowed to be on the outside or common areas. Security camera doorbells were also talked about and we are in favor of those since they will ring on your phone when someone is there and it's not an invasion of privacy. Cindy will supply the doorbell security camera model that 43 @ Racquet Club approved for their HOA as well as the specs and their policy for us to review.	Cindy to supply model and specs for security camera doorbell and policy	Cindy		
	Earthquake Insurance - a homeowner wondered why we didn't have earthquake insurance and a quote was obtained. The coverage was not good and it was determined that the HOA would go bankrupt to pay the deductible. Cindy explained that her complex has a slush fund that they collect from homeowners each month in the event of an earthquake, fire, etc. If we wanted to start a slush fund we would have to raise dues \$40 to \$50 per month. This will be tabled and looked at in the future.				
Correspondence	No report.				
Homeowners Comments	Everything is stellar and good. Homeowners thanked the board for their time and diligence for making this complex what it is.				
Next Meeting	Saturday, December 10th, 2016 at 10:30 a.m. in the Community Room.				