



*"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: 12/10/16**

**In Attendance:**

**Board Members: Jon Smith  
on phone: Syd Steinbock & David Le Francois  
Mgmt Representative: Cindy Anderson  
Owners: Paul Doble & Lucio Bernal**

**Chairperson: Jon Smith Time Started: 10:35 a.m. TIME ENDED: 10:55 a.m. RECORDER: Jon Smith**

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 10/15/2016 were board approved.	N/A				
Treasurer's Report - Roy Ravenstahl	As of 11/30/16 - \$65,213.47 in Checking. \$206,544.18 in Reserves. One homeowners is deliquent in dues. Lien 009613247 approved.	Signed lien to lawyer.	Cindy			
Management Report	Fire Lane red curbs were painted. Beams & brackets in parking areas of edges of Building 2 were painted. Exterior light bases are being painted. Fan is now in the Community Room for warm days. Holiday decorations are up. Both entry gates will be painted. Plant boxes by tennis court are flooding and will be checked by Landscape Company.					
Correspondence	None.					
Landscape Committee Report	The Fall trimming and pruning of Ficus and other fall trees has been completed. The Peacock Grasses located along the sidewalk between Building 1 and Unit 201 have been replaced as they didn't survive the summer heat. We have also replaced some of the plants in the circles that didn't do well this past summer. The committee will be adjusting the irrigation system to better provide water to our plants and shrubs. Currently we are using two sets of drip line heads which doesn't always meet the water needs for trees or large shrubs. These adjustments will mean less loss of plants, shrubs and trees. We will continue to seek funds from the city as they said they would pay us the \$5,000 for changing our landscape. As of this date we have not received funds from the City of Palm Springs. We did receive funds from the Water District. The landscape committtee will set up a meeting in January to talk about the south end of the pool area and how we might incorporate the large clay jar into that landscape. A notice will be posted so interested homeowners may attend the meeting.					
Pool Committee Report	The pool committee is pleased to report that the new chaise lounges have been delivered and placed at the poolside. They are higher than the old ones and will lie flat for sun worshipers. They come with a 10 year warranty. The old remaining lounges will stay at the pool area until they wear out. The pool temperature has been reset from no heat in summer to 83-84 degrees for the winter time. Lastly, the spa filter system was leaking and had to be replaced. The cost was around \$1,200.					
Architectoral Committee Report	No report.					
Land Lease Update	The Bureau of Indian Affairs (BIA) review is almost complete. They are in the process of working with the Burreau of Land Management (BLM) to confirm the legal description, and they are also scanning all subleases and assignments so that we have current documents.					
New Business						
Annual Meeting	The Annual Meeting will be Saturday, January 21st at 11 am. Jon will buy food & drinks. We will have a townhall at 10 am that day to discuss our updated draft documents of our CC&Rs and Bylaws. A letter will be sent to all homeowners & it will be posted on our Homeowners Only section of our website.					

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<b>Old Business</b>						
<b>Security Cameras/Door Bells</b>	Homeowners may put in gold colored edged security camera doorbells. Architecture Committee will further outline specifications in 2017.					
<b>Correspondence</b>						
<b>Homeowners' Comments</b>	None.					
<b>Next Meeting</b>	Saturday, January 21st, 2017 10:00 a.m. - CC&R/Bylaws Review Town Hall & 11:00 a.m. Annual Meeting in the Community Room.					