



"peaceful and quiet ... great neighbors"

255 South Avenida Caballeros, Palm Springs, CA 92262
Meeting of the Board of Directors
Minutes of the meeting held DRAFT

Date: 12/19/14

In Attendance: Board Members: Zach Fox, Dennis Hoff, Jon Smith & Syd Steinbock
 Mgmt: Cindy Anderson
 Owners/other attendees: Lucio Bernal, Richard Burt, Mark Davis, Paul Doble,
 Mike Marsh, Roy Ravelstahl & Darlene Tabler.

Chairperson: Syd Steinbock Time Started: 10:08 AM TIME ENDED: 10:59 AM RECORDER: Jon Smith

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RSPONSIBLE PERSON(S)	F/UP DATE	Complete
Call To Order	The meeting was called to order by Syd. 10/18/14 minutes approved.	N/A			
Treasurer's Report	As of 11/30/14 - \$20,782 in Checking. \$241,468 in Reserves. We are currently \$16,000 under budget - tree pruning expense still to be paid. Report approved. Lien 009-613-247 approved.	N/A			

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RSPONSIBLE PERSON(S)	F/UP DATE	Complete
Management Report	Multiple leaks - unit to unit with rain. Common areas drainage issues fixed. Report approved.	Tennis court fence paint estimate.	Cindy	1/15/15	
		Building 2 Utility Door (#6) - replace door framing.	Cindy	1/15/15	
Landscape Committee Report	We have had 2 monthly meetings - Everyone is welcome to attend - if differences of opinion, the committee members vote. Action steps are e-mailed to Cindy. The committee's desert scape landscaping recommendations to the Board: 1) develop a budget 2) get 2 bids 3) do the whole thing at once (Arenas & Avenidas Caballeros). Report approved.	N/A			
Pool Committee Report	Pool is 84 degrees. Report approved.	N/A			
Architectural Report	Tennis court drainage issue with rain. Report approved.	Purchase a shop vacuum to suck up water on tennis court.	Jon Smith	1/15/15	

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RSPONSIBLE PERSON(S)	F/UP DATE	Complete
OLD BUSINESS					
Land Lease Update	Our lawyer has not been able to get a hold of one of the land owners. She sent a letter to the Bureau of Indian Affairs (BIA) to hand deliver a letter to this owner. First special assessment of \$204 is due 12/31/14.	N/A			
Rules and Regulations	No changes to current rules.	N/A			
Desert Scape	Adding desert scape landscaping reserves \$50,000 line item approved.	Notify our accountant & reserve study company.	Cindy	1/15/15	
NEW BUSINESS					
Paint Stucco and Parking Ceiling	Painting around tennis court approved.	Schedule paint job.	Cindy	1/15/15	
	Painting parking ceiling approved.	Schedule paint job.	Cindy	1/15/15	
Laundry Room Doors	On Annual Meeting day (1/17/15) have Dennis Hoff & painter assess doors.	Schedule painter & notify home owners.	Cindy	1/10/15	
		a			

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RSPONSIBLE PERSON(S)	F/UP DATE	Complete
Homeowners' Comments	Decking refurnish & tennis court looks nice.	N/A			
	Two issues with converting racquetball court to storage: 1) Don't know what people are storing 2) Our insurance could go up.	N/A			
	Can we ask if the building architect (Kaptur) would design a new fountain & entry sign?	Ask Hugh Kaptur.	Cindy	1/15/15	
Board Executive Session	HOA Board met after meeting to discuss past due owners & homeowner violations.	N/A			
NEXT MEETING	ANNUAL MEETING - Sat, January 17th 11:00 AM in the Community Room	N/A			