



"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: 4/18/2015

In Attendance:

Board Members: Jon Smith, Zach Fox, Dennis Hoff, Roy Ravenstahl, Syd Steinbock

Mgmt Representative: Cindy Anderson

Owners/other attendees: Lucio Bernal, Paul Doble, Mark Davis, Rene Lassalle, Max Acker

Chairperson: Jon Smith Time Started: 10:07 a.m. TIME ENDED: 11:08 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 for 02/21/2015 were board approved.	N/A			
Treasurer's Report - Roy Ravenstahl	As of 03/31/2015: \$40,588.57 in checking & \$239,741.05 in reserves. Reminder that the special assessment second payment of \$204 for the Indian lease negotiations is due by 06/30/2015.	N/A			
Management Report - Cindy Anderson	Cindy to talk to Abel regarding where the tree was replaced on the northwest parking strip and the concrete is raised which was caused by the old tree that was removed.		Cindy	5/8/2015	

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	Cindy will be working with the elevator folks regarding the followup from the yearly inspection and anything that needs to be addressed. The cement was cleaned in front of the elevator as well.	N/A			
	The loose plate glass window in the community room was tightened and secured. This was done by the gardners, so there was no additional charge.	N/A			

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Landscape Committee Report - Syd Steinbock	<p>The committee met in April and went over a total of three landscape plans, one from Sands and two from Grandmark. However, the one from Grandmark that would be replacing the grass with artificial turf was not pursued due to the cost. Syd presented two plans for everyone in attendance to see and all were invited to ask questions. The landscape committee recommends to consider turning off the fountain to conserve water as well as turning off the water for washing cars. Considering removing annuals from the circle planter boxes and replacing them with drought resistant plants and large rocks. However, they're going to wait because the water district was going to be meeting this coming Monday. Syd also went over what the new state mandates for water conservation is in our area which is a 35% reduction. The committee is requesting that the board consider drip systems for units that have patios. The gardeners will try and save the plants around the fountain once removed and replant them around the complex. However, we were advised that the roots are very tight and they may not live, but the effort will be made. Syd and Abel will fill out the paperwork for the city this coming week, however, Desert Water Agency is out of money until at least July 1st for giving rebates. The board approved to adopt the plan to do the complex all at one time and allow the landscape committee to make any changes that the city would recommend and if they were major they would come back to the board.</p>				
Pool Committee - Dennis Hoff	<p>All operating properly. Tables have been replaced. Deck surface painting has been redone, but looks bad.</p>	<p>Contact painters</p>	<p>Cindy</p>	<p>5/8/2015</p>	

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Architectural Committee - Zach Fox	<p>The committee is still in the planning process as they're learning that the hardest part is having vendors return your calls. Zach talked about updating our entrance wall that is very dated and faded and going with more modern and contemporary, but not trendy since trendy goes out of style too quick. Michael and Paul are trying to get some examples of signage, but they have not received any return calls. The plan is to go with pin mounted backlit numbers and letters. The committee is still in the planning process as they're learning that the hardest part is having vendors return your calls. The reinventing of the fountain is what the committee is looking at and going with the attitude that less is more and possibly taking out the pot and replacing it with a basalt material so it will blend in more with the mountain in the background. The actual pool of the fountain will be made shallower in the new design and lighting will be updated as well. The company that takes care of the fountain has said that the area behind the fountain closest to the gate needs to be wider and deeper for them to maintain the mechanical workings. Cindy mentioned that water companies will cut working fountains and this is being talked about in other meetings.</p>	N/A			
Land Lease Update Syd Steinbock	<p>Syd received an email from our lawyer, Sharyl Walker this week. The Indian attorney is on vacation until April 24th. The families have agreed to extend the lease, however, they're now trying to figure out what our rate will be. Folks buying units are finding it more difficult to get long term loans due to our lease expiration.</p>		Syd	Monthly Update	

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New Business	Our CC&Rs need to be revised. This needs to be done to protect our HOA especially with the new laws coming in. On January 1st, 2017 the new law says maintenance and repair and replacement. If you're CC&Rs are silent starting as of that time it is automatically assumed by law that the HOA will repair and replace. We need to be very specific on every single item. The revision takes about a year at the least. The cost will be between \$5K and \$10K to do. Syd made the motion to move forward with beginning the revision of the CC&Rs with a not to exceed amount of \$10K. The board approved moving forward.	Contact our lawyer to begin process.	Cindy	5/8/2015	
Old Business	Paint tennis court fences update - painting will start within a week and a half. Once the painting is finished, we will proceed with the cleaning of the tennis court.	Schedule Tennis Court cleaning	Cindy	5/8/2015	
	Building 2 Railings - Cindy went back as requested to get the water based bid. The motion was approved to do both building 2 and 3 at the same time.	Schedule Building 2 & 3 railing painting	Cindy	5/8/2015	
Correspondence	Regarding unit listed on AirBnB, Cindy is trying to get bank contact. Four violation letters were also sent out.	N/A			

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Homeowners Comments					
	<p>Mark Davis spoke about the car wash and turning that off. He is in favor of stopping car washing. He recommends leaving the fountain on until we remove it and fully agrees with removing the old fountain. Mark also mentioned that the HOA has the option to inspect units for low flow toilets, water saving faucets and make recommendations since we are all on association water. He recommends we don't panic or get too intense right away regarding the drought.</p>				
	<p>Paul Doble stated that the rebate for low flow toilets are not available when you have association water.</p>				
	<p>Syd Steinbock said the HOA can hire a plumber to go through the entire complex (each unit) and have the plumber make recommendations to the home owner and the association can hold the owner accountable. It was agreed that it would be hard to enforce that.</p>				
	<p>Lucio Bernal reiterated that we shouldn't rush into spending a lot of money due to the drought. The majority of the drought is in central California and we as a community need to be responsible, but not panic. Take it step-by-step.</p>				
	<p>Max Acker commented that this is the first meeting he's ever attended and he wanted to commend the board on the unbelievably great job being done. He appreciates everything that everyone has done.</p>				
Next Meeting	<p>Saturday, June 20th, 2015 at 10:00 a.m. in the Community Room.</p>				