



"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: 12/19/2015

In Attendance:

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

Mgmt Representative: Cindy Anderson

Owners/other attendees: No homeowners in attendance

Chairperson: Jon Smith Time Started: 10:04 a.m. TIME ENDED: 10:22 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 10/17/2015 were board approved.	N/A			
Land Lease Attorney - Jon Smith	We heard back from the proposal sent in and they responded with a go and a few tweaks and once we hear back with the counter-proposal it will be shared with everyone.	Ongoing			
Treasurer's Report - Roy Ravenstahl	As of 11/30/2015: \$47,725.49 in checking & \$263,155.26 in reserves. Currently running \$16,698.03 under budget. We have a liens on three units in the amount of \$8,674.38. The board reviewed the attorneys options to collect monies due the association from previous owner, Richard Morrissey. The motion was made and approved to move forward. Management will sign paperwork to move forward to file suit.	N/A	Roy		
	Dennis stated that Premier Bank is offering a 1% or 1.1% on a one year CD.	Send an email to Doug at Allen HOA to look into getting a higher rate.	Roy	12/23/2015	

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Management Report - Cindy Anderson	Roof and gutter cleaning - Cindy is waiting for a schedule date for that to start.	Follow up with Western Roofing	Cindy	12/28/2015	
	Gutter in parking lot was looked at by Flo and we will need a whole new gutter.	Obtain Estimate	Cindy	1/11/2016	
	Laundry room doors are in the process of being painted, repaired and/or replaced.				
	We had a unit-to-unit leak in building 3. Drywall needed to be removed to fix the pipe from the upstairs unit that was leaking into the lower unit.	Send bill to unit responsible.	Cindy	1/11/2016	
Landscape Committee Report - Syd Steinbock	The exterior landscape project will begin the first week of January. We have finally been given the funds and the green light from the DWA to move forward with this project. We will receive \$10,000 from the DWA and \$5,000 from the city once the project has been completed and paid for.				
	Dwarf Oleander has been planted as a security screen for 301-304. Oleander has also been used in the pool area to replace the Hibiscus shrubs.				
	Oleander has also been used in front of the units in building 2 to replace the grasses.				
	The landscape and Architectural committees are working closely on the area for the new sign, the removal of the fountain and the completion of the plantings for these areas and the two remaining circles. Once a timeline has been established for the sign and fountain we will coordinate the removal of the Firecrackers from the fountain and the Bougainvillea from the large entrance wall which is being stuccoed.				

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	The diseased Bougainvillea in the pool area (east wall, facing Caballeros) will be replaced with new plantings once a wall is put in. We expect to complete that project by March 2016. Bid will be obtained to put in a solid wall which will also be a sound barrier to the ground floor units and folks at the pool.	Obtain bid from the folks doing the fountain.	Cindy	1/11/2016	
Pool Committee - Dennis Hoff	All is operational and working as it should.				
Architectural Committee - Jon Smith	Copies of the new signs were there for homeowners to view the design and look of the new sign that will be built at the main entrance. We will have a new lead for the committee once we have a new board member in 2016 due to the resignation of Zach Fox in 2015.				
New Business - Jon Smith	2016 Meeting Schedule (all meetings will start at 10:30 a.m. in the Community Room) February 27, 2016 - HOA meeting at 10:30 a.m., Annual meeting begins at 11:00 a.m. April 16, 2016 June 18, 2016 September 17, 2016 October 15, 2016 December 10, 2016 January 21, 2017 - Annual Meeting				
	Board approved Palm Tree Stripping for half to be done in 2016 and half in 2017 in order to spread out the cost.	Syd will work with Abel to be sure the ones in the pool area are done first.	Syd		
	The board approved the start of the fountain removal and start of the new entrance sign / kiosk.				

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Old Business - Jon Smith	After many meetings by the board, the CC&R revisions have been submitted to the attorneys as our first step in the process of having updated CC&R's for Villa Caballeros.				

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Homeowners Comments	No homeowners attended the meeting.	N/A			
Next Meeting	Saturday, February 27th, 2015 at 10:00 a.m. in the Community Room.				