



"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: 6/20/2015

In Attendance:

Board Members: Zach Fox, Roy Ravenstahl, Dennis Hoff (via phone), Syd Steinbock (via phone)

Mgmt Representative: Cindy Anderson

Owners/other attendees: Max Acker, Marie & Harry Burk, Renee Lassalle, Jr., Jonet & John Howard

Chairperson: Cindy Anderson Time Started: 10:05 a.m. TIME ENDED: 10:35 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 Cindy. Meeting minutes for 04/18/2015 were board approved.	N/A			
Treasurer's Report Roy Ravenstahl	As of 05/31/2015: \$42,048.79 in checking & \$250,193.81 in reserves.	N/A			
	Reminder that the special assessment second payment of \$204 for the Indian lease negotiations is due by July 30th and reminder letters were sent out last week to all owners. The two assessments will raise \$24,072 towards our negotiations.				
	We have a foreclosed unit that the bank will have to pay back HOA dues and we may have to write off some of the past HOA fees because of a bankruptcy. Our attorney is currently working this.				
	Approved Motion to Lien 508-087-049	Lien	Cindy	6/26/2015	

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Management Report - Cindy Anderson	Walk-Thru's from the complex, we have items that we're still waiting for which is the painting of the railings in buildings 2 and 3.				
	The ceiling underneath the parking structure has been repaired and painted. Hopefully, that will hold up this time.				
	<p>Laundry Room Doors - We have a price from Janopoulos Painting that is \$150 per set of the ones that we have to paint. The ones that we have to replace will cost \$450 which includes installation and painting. We have 7 sets of doors to replace and we have 22 doors that need painting and repairs, all the rest are in good condition, which are the ones that are mostly protected by the sun and the ones that don't have the lower courtyards that have watering or hosing off. Dennis mentioned that last year we got a bid from Powell Painting that was \$80 per set. Cindy stated that was just for painting and no repair. Dennis requested that we get another bid. Cindy stated that the bid from Janopoulos was for buying the doors, installing them, hauling the old ones away and painting the new doors. They will reinstall the door knobs that were there unless the owner purchases new ones to be installed. Dennis stated that you can buy the set of doors for under \$200 at Lowes or Home Depot. Cindy asked how the rest of the board felt and stated that Janopoulos has been the lowest bid for the past year. She would be happy to get more bids if the board wanted her to. Syd asked if the \$150 per set was a primer and two coats of paint. Zach stated that since it's semi-gloss enamel it would take two coats of paint. Cindy said we can have them add that to the current bid. Syd made the motion that we go with Janopoulos because we know the quality of the work. He didn't see any point in stalling this any longer since we've already waited over a year. He would like it to be done in building phases. The motion was approved to move forward with Janopoulos.</p>				
	The paint below the tennis courts where it was red by the racquet ball court has been completed so it no longer has red on it.	N/A			
	The painting of the tennis court fencing has been completed.	N/A			
	The cleaning of the cement by the elevator doors has been completed.	N/A			

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	Elevator - Every year the state comes out and tells us what we have to do in order to keep it up to the current standards. They give us a list and we contracted with the elevator company and authorized the work for \$1681 to keep our elevator running and up to code. That work has been completed.	N/A			
	CC&R Update - All board members got a copy of the boilerplate CC&R and now the board needs to go through it and review it in accordance with ours and anything we think is not covered or we want changed, we will need to make those notes and then we'll need to get together as a board and decide which direction we want to take. We will then give it back to the attorney to determine if our ideas/recommendations are legal and they'll make those changes, then we will send it to the homeowners for a vote. The reason we're doing this is because our CC&Rs are so out of date, they're not even applicable anymore and the new laws supersede them. There's a new law in 2017 that states if we do not list items in our CC&Rs, it's automatically the association responsibility. We're trying to negate any issues we may have and change our funds totally to cover all that would be the association responsibility. Everything will be in a matrix and state the responsibility of either the home owner or the association. Roy took a sample around to each individual in attendance to show them what it will look like. Homeowners should expect to see something in about six months because it will take that long to do, but want folks to know we are working on it. Syd proposes that the board meet in October possibly separately before the scheduled meeting and goes through it and send our comments to the attorney and once we get that back, present it at the annual meeting. Cindy recommended an afternoon meeting in October before the general meeting and go over everything as a board with Cindy so that we're ready to vote on it at the meeting held in October. Folks that aren't full time residents on the board will need to let Cindy know when they'll be back so we can schedule a meeting.				
	There is an area by the tennis courts that has bubbled up that is under warranty by our decking folks and will be repaired next week.	Decking folks will repair	Cindy	6/26/2015	
	New program starting monthly with mopping the decking which started on 6/18 with Alex mopping the decking on floors 2 and 3 since they're so dirty and we cannot hose them down. We will evaluate if it needs to be done more often.				
	We're continuing to work on the desertscaping.				

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	One unit has a broken window that's being worked on.				
Landscape Committee Report - Syd Steinbock	<p>The desert water district has released funds, almost \$800K. The forms to apply for that won't be available until July 1st. Jon Smith has all the paperwork and as soon as we can get the form it will be filled out and we'll apply for that. We're still waiting to hear back from the city, they've accepted our revisions and Syd sent Ken Lyons an email asking when the committee is going to meet so we can get our approval for the \$5K that we'll get from the city. We know we're going to get the money; it's just a matter of them going to the architectural committee and approving the plan. We can't do anything with either water district or city until the water district has our forms and approves our plans and comes out and does all the measurements, and then we'll be able to start. It looks like it will be October before any of that will happen.</p>				
Pool Committee - Dennis Hoff	No Report				
Architectural Committee - Zach Fox	<p>The architecture committee is looking to get a new look for our entrance of the complex, it's faded and dated. It takes a long time to get bids; requests were put out four months ago to one sign company and they just showed up out of the blue this past Thursday. It looks like nothing is happening but we are trying hopefully by the fall, have a whole new look. We're in the process of getting bids to either remove the fountain or making it look like the other islands in the driveway. The gates in front of 306 will remain because the owner wants to keep them, so it will not be walled in. Also getting bids on taking off all the tile on the wall and have it re-stucco'd. More folks are scheduled to come on Monday to go over signage for the complex. We have a bid from Janopolous and Powell for removing the tile. We need to get Janopolous to give a price on doing the stucco work on the wall and fountain. This will be tabled until Cindy brings back the new quotes at the next meeting. The stucco behind the bushes surrounding the fountain hides how bad the stucco is.</p>	All encompassing bids for tile removal and stucco repair.	Cindy	7/20/2015	
Land Lease Update - Syd Steinbock	<p>We are waiting to hear from Cheryl Walker (attorney). Syd sent an email two weeks ago and she was trying to get a hold of the owner's attorney, they're apparently working on what our lease fee will be and our monthly HOA fee. We're still in a holding pattern on that.</p>		Syd	Monthly Update	

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New Business	Doug and Cindy have been working on doing a preliminary budget. They look at actual expenditures and what we're spending money on and if we need more money or less money. Cindy gave it to Doug and he didn't get his portion finished. Once it's received from Doug, Cindy will email it out to the board and if we have any ideas or changes you can send them individually to her. After that is completed it will be given to Roy to review and have it ready for the October meeting.	Will be sent via email to the board once available	Cindy		
	Reserve Study - Cindy requested a motion to approve the reserve study that will go out to the home owners in November. It's \$1100 to do a Level 2 study which is what we're required to do. The motion was made to adopt the proposal of the reserve study.	Move forward with reserve study	Cindy	Monthly Update	
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	Cindy informed the home owners in attendance that the correspondence in the report packet for the board to review and were all violation letters that were sent out. There are a few that have not been corrected as requested and those owners will be called in for a hearing after the next board meeting.	Schedule hearings after next HOA meeting	Cindy	9/30/2015	
Homeowners Comments	Homeowner comments were on Foreclosures, Laundry room doors (repair, paint or replace), Special Assessment letter for second payment and the fountain.	N/A			
Next Meeting	Saturday, October 17th, 2015 at 10:00 a.m. in the Community Room.				