



"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: 10/17/2015

In Attendance:

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

Mgmt Representative: Cindy Anderson

Owners/other attendees: Paul Doble, Marie & Harry Burk, Lucia Grossberger Morales, Kenny & Vanessa Copeland, Keith K

Chairperson: Jon Smith Time Started: 10:06 a.m. TIME ENDED: 11:52 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 06/20/2015 were board approved.	N/A			
Land Lease Attorney - Sharyl Walker	Our attorney started the meeting with explaining the Indian Lease and the negotiation process. She will be submitting a proposal to the landowners on our behalf for a lease extension through the year 2080.	Ongoing - Board will review their counter-proposal when received.			
Treasurer's Report - Roy Ravenstahl	As of 09/30/2015: \$48,421.19 in checking & \$251,414.60 in reserves. Currently running \$9,617.29 under budget. All units with the exception of one have paid the special assessment for the Indian lease negotiations. We have a lien on one unit in the amount of \$5869.38	N/A	Roy		
	Approved Motion to Lien 508-087-034	Lien	Cindy		
	Approved Motion to Lien 508-087-054	Lien	Cindy		
	Approved Motion to Lien 508-087-049	Lien	Cindy		

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	The 2016 Budget was presented to the Board.	Board approved budget and it will be mailed out to homeowners.	Cindy		
Management Report - Cindy Anderson	Janopoulos has been painting the railings in buildings 2 and 3 and will also will be doing the railings down by the pool that leads to owners patios. They have also been given a list of stucco repair that's needed in the complex.				
	Cindy noticed that the gutters from the planters over the garage by the tennis courts is leaking and will need to be repaired.				
	Reflective edging around the steps in the trash dumpster area to be installed. Also all the step-downs were painted with glow in the dark paint to help alert folks there is a step. Jon mentioned that this action was taken as a result of a home owner coming with an issue and also the proposed solution which was why this was being accomplished.				
	New nozzle put on the hose at the car wash area.				
	Roofs and gutters will be cleaned once per year, now, then after the Palm Trees are trimmed in the summer. Dennis mentioned to not forget the gutter by the elevator.				
	After Building 2 and 3 railings are painted & noted stucco repairs are complete, the laundry room doors project will commence. Janopoulos Painting will be contacting homeowners to schedule access to their patios/balconies.				
	CC&R Update - All board members sent their individual input/comments to Jon and the board will meet within the next two weeksfor the first review in order to move the process to the next step.	Board to meet	Jon		

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Landscape Committee Report - Syd Steinbock	<p>The landscape committee is pleased to announce that our landscape plan submitted to the city of Palm Springs was approved on October 12th by the Palm Springs Architectural review committee. This will permit us to move forward and install our new landscape.</p>	<p>The Board gave the approval for the agreement between the HOA and DWA Turf Buy Back program.</p>	<p>Syd</p>		
	<p>The Desert water District will be out on Wednesday to measure the turf area so we can begin renovation of our landscape. We cannot move forward without approval from the DWA. We will have to install a smart irrigation timer once the work has been completed by GrandMark.</p>				
	<p>Once the work has been completed we must provide documentation to both the city and the DWA that the work has been completed and the bill is paid in full. We then can submit our request for payment. It will be several months after the work has been completed and the bill paid before we actually review our reimbursements.</p>				
	<p>The water restrictions imposed by the DWA this past June reduced our ability to water from five days a week twice a day to only three times a week from the hours of 7:30 p.m. to 7:30 a.m. In the event we have rainfall we cannot water for two days. These new restrictions reduced our ability to maintain the delicate and heat sensitive Magnolia trees. Those trees have been treated for the past eight years for disease which made them drop their leaves even when they received ample watering. Combined with the water restrictions, even though we hand watered those trees they did not survive the high summer temperatures. They died and were removed.</p>				
	<p>The next set of plants that didn't survive either the heat or water restrictions, were the Hibiscus. They also became infected with a mealie bug, which Alex did treat but with no success. Apparently, the bug was not restricted just to our property as I spoke with some other homeowners who had the same experience this past summer. We will be removing the Hibiscus as we know this tropical plants will not do well with the current water restrictions. We did handwater these shrubs over the summer but they also felt the heat and didn't do well.</p>				

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	As you have walked through some of the court yards you may have noticed that the Ivy and some of the grass plants didn't do well over the summer. We have ordered some new Ivy plants and grasses to replace those lost during the summer heat.				
	The committee continues to monitor the property and to make sure that plants and shrubs are healthy and add to the landscape. We are also working to replace traditional sprinkler heads with drip lines. We have reduced our water usage these past four months by 30-35%. Once we complete the exterior portion of our landscape and install drip lines we should be able to maintain our water reduction levels.				
	Syd would like to thank the members of our landscape committee for continuing to oversee the landscape and for making sure we are an outstanding property.				
Architectural Committee - Lucio Bernal	Since Zach Fox resigned from the board & chairing this committee, Lucio presented on behalf of the Architecture Committee regarding the front gate area. Three bids were received and the committee recommended removing the tile and re-stuccoing the serpentine wall. The center island becoming signage reading "255 Villa Caballeros" in back lit/pin mounted letters/numbers and double-sided so it is visible coming from north or south on Avenida Caballeros, and remounting the callbox so it is easily accessible from a vehicle.	The Board approved up to \$18,000 to complete this project. Michael Gold, committee member has volunteered to be the project lead. The Committee will meet Saturday (10/31) at 9 am to discuss the future of the fountain. All homeowners are welcome to attend.			

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Homeowners Comments	Protocol for communication issues/problems within our complex was discussed. Homeowners should contact our property manager, Cindy Anderson with all concerns. If an emergency, contact the authorities.	N/A			
Next Meeting	Saturday, December 19th, 2015 at 10:00 a.m. in the Community Room.				