



*"peaceful and quiet ... great neighbors"*

**255 South Avenida Caballeros, Palm Springs, CA 92262**

**Annual Homeowners & Board of Directors Meeting**

**Minutes of the meeting held**

**Date: 4/16/2016**

**In Attendance:**

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

**Mgmt Representative: Cindy Anderson / Jamaica Marie**

**Owners/other attendees: Lucio Bernal, Renee Lassalle, Don Smith, Marie Burk**

**Chairperson: Jon Smith    Time Started: 10:34 a.m.    TIME ENDED: 11:12 a.m.    RECORDER: Roy Ravenstahl**

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RESPONSIBLE PERSON(S)	F/UP DATE	Complete
<b>Call To Order</b>	The meeting was called to order by Jon and a motion was made to appoint David LeFrancois to the board. Motion was approved unanimously and David will now serve on the board. Meeting minutes from the board meeting held on 02/27/2016 were board approved.	N/A			
<b>Treasurer's Report Roy Ravenstahl</b>	As of 03/31/2016: \$59,902.00 in checking & \$203,972.40 in reserves. All homeowner dues are current and we have a lien on one former owner.	N/A	Roy		
<b>Landscape Committee Report Syd Steinbock</b>	The monthly walkabout was conducted with Abel this past Thursday and he will remind Alex about trimming shrubs and vines in the pool area. Alex will trim the Ivy in all three buildings.	N/A	Syd		

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	This past week we had a delivery of 25 yards of Palm Spring gold, which was placed in the pool area and in the courtyards. It was also placed and raked in the parking areas. This will provide excellent ground cover as well as clean up the appearance of the plant beds. This took 3 days and 4 workmen to do the task.				
	Abel has sent Cindy the list of trees on patios that were identified as need to be removed, currently there are 8 trees. We have received a bid to remove trees located in patio areas which are located near a wall. It is necessary to remove the trees because the root system will push up patios and grow under walls which could cause damage to both areas. The full bid is in the current board packet and requires board approval. It will be necessary for management to send a letter to each homeowner advising them that the HOA will pay for a one time removal and if the tree isn't removed that when it comes time to remove the tree it will be done at the homeowner's expense. I suggest the letter so we have a paper trail to protect the HOA in the future if a homeowner declines the one time offer.				
	Abel will be replacing the new water monitoring system as it doesn't seem to be functioning as well as it should and is using too much water and will be replaced at Grandmark's expense. The system decides when to turn on the irrigation system based on the amount of moisture in the air and how much water it collects should it rain. This replacement should occur over the next few days.				
	Abel will be providing the HOA with a comprehensive bid for skimming the remaining trees on the property. There will be four bids, one for each building area and one for the parking area. This information will allow the board to do some long range planning and to space out the skimming of trees.				
	A bid was received to replace the iron fence in the pool area with a solid wall where the bougainvillea are on the Caballeros side. This will reduce noise and debris from blowing into the pool area.				
	Two Pyracantha's that died were replaced on Caballeros.				

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	We've done everything with the city and the DWA and they've approved our new landscaping. Cindy is helping with getting the cancelled checks, invoices and other paperwork. The sooner we get that in, the faster we'll get our money from the city and the DWA. Cindy mentioned that once we get all the paperwork into the DWA it's a 60 day turnaround to get the rebate.				
	Syd did a walkabout with Abel on Thursday and there are a couple plants that need to be ordered. Other than that, all looks good.				
<b>Pool &amp; Spa - Dennis Hoff</b>	Dennis reported that the spa light was out and is on order and should be fixed any day. Syd asked when the last time the tile was scrubbed in the pool or spa. Dennis wasn't aware of any scrubbing over the past 10 to 12 months. Cindy stated that the tile should be cleaned once a week with the scrub brush and with bead glass every 3 to 6 years. Dennis will ask the pool guy and get back to the board.				
<b>Architectural Committee - Jon Smith</b>	No lead for the committee. We now have David on board and we will see who wants to take the lead on this. No architectural update. Jon also mentioned that he will be sending out an email to schedule for the monthly walk-thrus for the rest of the year.				
<b>Land Lease - Jon Smith</b>	Jon has been a real pest with the lawyer constantly. What we know now is that everything is written down and is at the land owners lawyer. We know we're getting close since it's in their hands now. We also are close to having someone assigned to our extension from the BIA. We need to know this is going to happen fast once this does get going. The lawyer is aware that there is only 30 years left on the lease and new buyers can only get a 20 year loan.	Ongoing	Board		
<b>2015 Under Budget - Jon Smith</b>	In 2015 we came in under budget by \$9,969.55 that is now in our general operating fund. Jon proposed a motion to put \$9,900.00 into the Indian Lease negotiations for the lawyers so we won't have to do another special assessment to homeowners this year. The board voted and the motion passed.				
<b>New Business - Cindy Anderson</b>	Cindy announced that the owners of the roofing company are leaving the company. All stays the same and we will have the same warranty as well. Syd asked for a roof cleaning after the palm trees are trimmed in May/June.				

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	Tree removing bid was received for \$2,435. A motion was approved to remove the trees with this one time offer to homeowners affected. Letters will be sent to the homeowners.				
	Gutters - We have a couple gutters in the garage that need to be replaced at a cost of \$390. The motion passed to replace the gutter.				
	We received a proposal from Lucas McQueen Masonry for the stucco block wall in the pool area facing Caballeros. The board had approved up to \$6500, but the bid came in at \$7500. The board approved the additional \$1,000.				
<b>Correspondence</b>	Any homeowner can review bills anytime they want at the Bookkeepers office. The homeowner will pay for any reproductions (copies) and the time taken by the bookkeeper.				
<b>CC&amp;R Update - Jon Smith</b>	We've put many hours into reading all our documents and getting us up to code with the lawyer. Once she gets us back the updated/proposed changes, we will take it to the homeowners for a vote. We're waiting to hear back from the lawyer on that.				
<b>Fire Inspection - Cindy Anderson</b>	We had five items that had to be repaired. Cindy had those items taken care of and the fire department came back out and were approved (passed inspection).				
<b>Smoking Survey - Jon Smith</b>	The reason we decided to send out the survey was to get a feel for how homeowners felt before that was incorporated into the bylaws to make it a smoke free community. The lawyer recommended we send it out before incorporating anything into our documents. To date we had 31 responses.				
<b>Homeowners Comments</b>	One homeowner commented how beautiful the new sign and grounds look and congratulated everyone involved with making that happen.				

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	<p>It was brought up that there are people coming and going and it was asked if we could limit the number of rentals / short term rentals. The homeowner mentioned that owners are not giving copies of the rules and regulations to renters. Cindy stated that the owner is required to give the rules and regulations to the renter and if they're violating any rule, Cindy will send a letter to the owner. She also mentioned that if we wanted to limit the number of rentals, we would have to take it to a vote and everyone already here would be grandfathered in. Cindy mentioned that we should post the rules and regulations on the bulletin board. She will take care of that.</p>			3/4/2016	
	<p>Out of state license plates was brought up and that we have 5 cars in the complex that have out of state plates. Cindy recommended that the homeowner call the highway patrol. Dennis stated it's not the job of the board to police car license plates.</p>				
<b>Next Meeting</b>	<p>Saturday, June 18th, 2016 at 10:30 a.m. at Cindy's office at 1111 Tahquitz Canyon Way #120</p>				