



"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: 6/18/16

In Attendance:

Board Members: Jon Smith

on phone: Syd Steinbock, Roy Ravenstahl, Dennis Hoff & David Le Francois

Mgmt Representative: Cindy Anderson

Owners/other attendees: Charles Lassalle & Harry Burk

Chairperson: Jon Smith Time Started: 10:30 a.m. TIME ENDED: 11:00 a.m. RECORDER: Jon Smith

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 from 4/16/2015 were board approved.	N/A				
Treasurer's Report - Roy Ravenstahl	As of 5/31/16 - \$64,378.40 in Checking. \$183,365.77 in Reserves. Two homeowners are delinquent in dues. We have one lien on a former owner. DWA check received in the amount of \$13,244.00. Lien 508087021 approved.	Signed lien to lawyer.	Cindy	6/24/16		
Management Report	Three violation letters were mailed out. Five pool loungers were removed for maintenance & can't be fixed. More research will be conducted & we will vote on new loungers at the September meeting. The two loungers by the tennis court will be brought down to the pool.					
Correspondence	Homeowner had a clogged drain & Cindy let them know if the clog was in the common area - she would authorize plumber to snake it - never heard from homeowner again - appears to have been clog within unit.					

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	Homeowner wrote a letter wanting to know why we didn't have earthquake insurance. Rates are very expensive & a very high deductible. A homeowner survey was done a few years ago & only 2 homeowners wanted the insurance. We will get an earthquake insurance quote in the next available window from our primary insurance company.					
Landscape Committee Report	DWA check received for turf buy back program. The trees were removed from identified patios. Pool metal fence removed and stucco wall installed. Plantings and irrigation drip system for new wall in pool area where finished on Thursday. DWA increased water schedule from m,w,f to also include Saturday and Sunday's during summer season only. Sunscreens mounted in building one and building three courtyards to protect plants from summer sun. 21,692 gallons of water saved during April to May billing cycle from 2015 to 2016.					
Pool Committee Report	No report.					
Architectural Committee Report	No report.					
Old Business						
Land Lease Update	We continue to communicate with our lawyer - no update.					
Painting Update & Bid	Board approved \$1050 to paint building wall from units 306/317 to units 311/322.	Schedule painting.	Cindy	6/24/16		
CCR/Bylaw Update	Lawyer has finished 90% of updated documents. It will then go back to Board for a final review & then it will be mailed out to homeowners.					
Smoking Survey Update	35 homeowners responded to the smoking survey. There will be a separate line item vote for a smoke-free complex when CCRs/Bylaws are sent to homeowners.					
New Business						

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Past Due Collection	Signed paperwork for Superior Court/Riverside County action on past due accounts on former homeowners Richard Morrissey & Kurt Vaughn.					
Reserve Study	Board approved \$550 for this year's level 3 Reserve Study.					
Decking	WICR performed walkway deck repair between Building 2 & 3. Warranty repair - no cost.					
Roof Maintenance	Board approved \$4,000 for roof maintenance in July. Moving forward we will do it every January & July.					
Homeowners' Comments	Harry Burk: Thank you for the pool wall, all the desertscape, the new entry sign - it looks very professional & completed in a timely manner.					
	Charles Lassalle: Happy that Landscape Company called him and apologized for not closing his patio gate while palm trees were trimmed. His dog got out - but was found & safely home. He found an umbrella for his patio that is the same color as our awnings.					
Next Meeting	Saturday, September 17th, 2016 at 10:30 a.m. in the Community Room.					
Board Executive Session followed.						