



*"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:** April 15, 2017

**In Attendance:**

<b>Board Members:</b>	Tim Scerba	Mike Fitzgerald	Syd Steinbock	David Le Francois Paul Doble
<b>Mgmt Representative:</b>	Cindy Anderson			
<b>Owners/other attendees:</b>	Keith	Jeff	Rodger #322	Roy #118

**Chairperson:**                      **Time Started:**                      **TIME ENDED:**                      **RECORDER:**

Agenda Items	DISCUSSION	Action Item(s)	Responsible	Follow-up Date	Completed Date
I Call Meeting to Order	Introductions of individual board members and attendees	None			
II Organizational Meeting	Meeting called to order by President Scerba	None			
III Approval of Minutes from February 1, 2017	Motion duly made, recognized and approved by President Scerba, VP Steinbock and Secretary Doble	None			
IV Treasurer's Report	No extraneous items to review. Only two units are delinquent. Should be on electronic signature to pay Bills Sign signature card for bank	Syd to enquire about having electronic invoice approvals			
IV Management Report & Discussions	Motion to lien #508067 was made and approved by President Scerba and VP Steinbock				
	Fire sprinkler inspection as part of the 5 year certification are scheduled for 4/38	Jon to send email of notification Cindy to send mail notification			
	Stucco touched up based on roof repair report Pool decking - every 2 years - handled through reserve				

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	<p>Paint wood railings - we will have to schedule w/each home owner - sand prep and stain</p> <p>Subpump for tennis court worked well - want to get a second one</p> <p>Cold set tar in front of bulding 3 - reseal coat our street - in the next couple - four to six years</p> <p>Bid received for tree skimming - 6 of them cost \$3600 for 50' trees - \$2160 for 30' feet</p> <p>No update at this time. Still waiting to hear from home owners - waiting on them. Cheryl to contact BIA</p>	Syd to distribute roof repair report			
<b>VI Committee Reports</b>					
A: Landscape	<ul style="list-style-type: none"> <li>- Striving to keep leaves off of roofs</li> <li>- Two trees by pool entrances are to be trimmed/replaced</li> <li>- Didn't lose a tree during last storm</li> <li>- One japanese oleander addedto parking strip</li> </ul>				
A: Landscape	<p>#5 is not an owner - tree has been trimmed.</p> <p>Board directs landscaping company on how to trim tree</p>				
B: Pool	<p>Bids getting to get tiles replaced or fixed. Been 8 years since the pool tiles have been fixed</p> <p>Health department required new drain covers.</p> <p>Virgiiia Grand Baker's law - drain cover</p> <p>Pool will be closed for 4 days. Verify plaster</p> <p>Anticipate early May - can't do in the sun - plaster will pop</p> <p>Syd ordered umbrellas - 20% off from ACE - \$269 - 9' in diamater. Color change to burgunday</p>				
C: Architectural	<p>Changing hard surface flooring within CCRs. Surface approval process should start w/a denial. Then archictural committee has to approve change</p>	Waiting to agree to the amount of the lease			

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	Syd to send new picture of signage to Cindy to upload to website	Cindy to upload pictures			
D: Land Lease	BIA is incorrect on landing page. Roy provided updated landing page No concrete updates				
VII Old Business	<b>Renal Rules</b> Cindy has rental policy that will lessen the likelihood of weekend rentals Violations sent out	Cindy to distribute policy for review and approval			
VIII New Business	Roof leaks caused through stucco cracks. We're waiting on roof report - Extend tile or foam up to stop leaks. Used Western roofing and want to have roofers add caulking around sky windows to stop leaks				
	Paint underside of garage ceiling 322's doorbell doesn't work	Cindy to send someone over			
	<b>Solar</b> Cost is prohibitive and no real benefit at this time - 175K per panel Carported solar Today no tax benefit for solar.				
IX Correspondence	No updates at this time				
X Homeowner's Comments	Waiting on lease - email in January waiting for sign off - BIA signed off				
	? Doorbell rings to cell phone - one w/a camera. Not an invasive camera - strictly who is at front door.	Architectural committee to make recommendation. Previously discussed having it match existing colors			
XI Next Meeting	Meeting at Cindy's Office - June 17th. Move up a week to June 10th. 8:30am				
XII Meeting Adjourned					