

"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: October 28, 2017

In Attendance: Board Members: Paul Doble Mike Fitzgerald Syd Steinbock

David Le Francois

Mgmt. Representative: Cindy Anderson

Owners/other attendees:

Chairperson: Time Started: TIME ENDED: 10:30 am RECORDER: Paul Doble

| | Agenda Items | DISCUSSION | Action Item(s) | Responsible | Follow-up Date | Completed Date |
|-----|--|--|--|-------------|-------------------|-------------------|
| ı | Call Meeting to Order | Greetings of board attendees | Meeting held at the Villa Caballeros community room | | | |
| II | Organizational Meeting | Meeting called to order by VP Steinbock at 10:33 am | | | | |
| III | Approval of Minutes from September 16, 2017 | Motion duly made, recognized and approved by VP Steinbock and VP Fitzgerald | | | | |
| IV | Treasurer's Report | As of September 30, 2017, Villa Caballeros has \$55,896.5 in operating checking and \$258,788.83 in reserves. There are 3 delinquent owners. | | | | |
| V | Management Report & Discuss | sions | | | | |
| | Past Due Accounts | Lien placed on APN 508087021. Doble motioned and VP Steinbock approved | | | | |
| | CC&R Update | | | | | |
| _ | 2018 Budget | Budget recommendation to increase HOA dues by \$10 a month per unit. VP Steinbock motioned to approve and VP Doble approved. | Dues have not been raised in over 4 years. | | | |
| VI | Committee Reports | | | | | |

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| | A: Landscape | 10/26 Walkabout Abel >> Determine date for fall training including the removal of an overgrown tree; adding some plants to entrance; replacing dead shrubs Bid to skim the remaining palm trees | | | | 11/14/17 |
| | B: Pool | Motion to approve VP Steinbock VP Fitzgerald \$2600 bid to paint the whole decking including patching, cleaning; repaint. Pool day before would need to be closed for two dates; send notice via Email and post at pool Motion to approve VP Steinbock VP Fitzgerald | | | Wednesday of next week is when the heat can be replaced | |
| | | Repainting of pool deck needs to be done every two to three years. Long-term: Scape decking off and re-do in cool decking and not salted cement. It would cost \$20K+ | | | | |
| | | Pool skimmer needs to be replaced Motion made by VP Steinbock to approve \$1200 bid, VP Doble second | | Cindy Anderson | | |
| | B: Pool Furniture | Table top is supposed to be replaced - whole in wrong place for umbrella. Will talk with Steve to get it fixed. | | Syd Steinbock | | |
| | B: Spa | Plaster notice out, plaster removed, rebuild steps and plaster has to due for a month before you can have the heat on. | Wednesday of next week is when the heat can be replaced | | | |
| | C: Architectural | No updates from Dave | Remove status in front of unit | Syd Steinbock | | |
| | D: Land Lease | Notice sent to General Counsel requesting a meeting with all parties | | Cindy Anderson | | |
| VII | Old Business | | | | | |
| | Ballots | Ballot count >> need to extend the vote - we are one short. | | | | |
| | 2018 Budget | VP Doble motioned to approve the budget and reserve study, VP Steinbock second | it for any catallite dich once the | | Budget and reser | ve study \$10 |
| | Satellite Dishes | In the future, we should consider having \$100 deposinew CC&Rs have been approved | it for any saterlite distribilite the | | | |

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| | Financial Services | VP Steinbock motion made to approve financial services contract, VP Doble second and approved | | | | |
| VII | I New Business | | | | | |
| | Wooden Balcony Rails | Recommended to use paint/stain, but color will be different. Test a courtyard beam first. Estimated expense is \$225 Railings in building 1 need to be painted. VP | | Syd Steinbock & Cindy Anderson | | |
| | Building 1: Railings | Steinbock moved to approve \$3600 bid, VP Doble second it - motion carried. Buildings 2 and 3 have already been painted; Railings last about 3 years | | Cindy Anderson | | |
| | Trash Can | Order new recycle bins; paint the step-down area striping w/a reflective paint | | Cindy Anderson | | |
| | Elevator | Ceiling light fixed | | N/A | | |
| | Walkthrough | Replehnish pea gravel - spreading 10 tons through complex. VP Steinbock motion to approved \$1600 expense, VP Doble second it - motion approved. Note: Occur after tree timming. | | | | |
| IX | Correspondence | | | | | |
| x | Homeowner's Comments | No other correspondence | | | | |
| ^ | Water Pump | Call Cindy to call Alex to get water pump. Need one at each end to drain tennis court | | | | |
| | January's Agenda | Add to January's agenda to fix the tennis court and covered parking | | | | |
| | Air B&B | any issues? Consider having posted signage | | | | |
| | Property | Property looks terrific Look at how 1185 Caballeros added a trellice-like structure to stop people from jumping over the fence. | | | | |

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| | | Consider adding "See somehting / Say something" signage in the complex | Recommendation: Call police if you see something and they will monitor the complex more ofen | | | |
| | Annual Meeting | January 20th at 10:30 am at the Villa Caballeros Community Room | | | | |
| XII | Meeting Adjourned | | | | | |
| | | Move to adjourn at 11:20 am; VP Steinbock to move to adjourn, VP Fitzgerald seconded the motion | | | | |