



"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: September 16, 2017

In Attendance: **Board Members:** Paul Doble Mike Fitzgerald Syd Steinbock David Le Francois

Mgmt. Representative: Cindy Anderson

Owners/other attendees: Roy Ravenstahl Kenny Copeland

Chairperson: **Time Started:** **TIME ENDED:** 10:33 am **RECORDER:** Paul Doble

Agenda Items	DISCUSSION	Action Item(s)	Responsible	Follow-up Date	Completed Date
I Call Meeting to Order	Greetings of board attendees	Meeting held at Cindy Anderson's Office			
II Organizational Meeting	Meeting called to order by VP Steinbock at 10:33 am				
III Approval of Minutes from February 1, 2017	Motion duly made, recognized and approved by VP Steinbock and VP Fitzgerald				
IV Treasurer's Report	As of May 2017, in operating account \$62,562 and reserve \$233,286				
V Management Report & Discussions					
Past Due Accounts	Motion made to lien on delinquent unit VP Steinbock motioned and VP Fitzgerald approved	Please lien on delinquent unit	Cindy Anderson		
Auditor & Tax Returns	New Law >>Send disclosures \$1800 to file tax returns and perform audit and \$50 for filing. Motion to approve VP Steinbock VP Fitzgerald				

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Roofing Evaluation	<p>Satellite dishes incorrectly installed</p> <ul style="list-style-type: none"> - Attached to walls/roof - Causes issues with stucco being damaged and not repaired 	Identify/document satellite dish violators	Roy Ravenstahl		
	<p>1) Identify units where dishes remain attached to building or where the mounting brackets remain</p> <p>2) Cindy Anderson will send out violation</p> <ul style="list-style-type: none"> - Owners will need to remove equipment and repair stucco <p>3) Communication Reminder</p> <ul style="list-style-type: none"> - Owners wanting to install satellite dishes need to submit request to the Architectural Committee and follow installation guidelines, e.g., satellite dish is to be mounted on blocks, not the building 	Send out violations of non-compliance	Cindy Anderson		
CC&R Update	<p>CC&Rs were mailed to everyone's home</p> <ul style="list-style-type: none"> - Ballots due 9/16 - Results to be discussed next meeting 	Monday follow up			
2018 Budget	Preliminary budget reviewed, but review final recommendations with board	Arrange meeting	Cindy Anderson		
Complex Cleaning	Is it possible to reduce the frequency of Alex coming to clean? Previously tried to no avail, but the cost remains consistent.				
VI Committee Reports					
A: Landscape	Quote for tree skimming requested from Abel				
	Anderson recommended ball bushes next to signage be trimmed so the signage is fully visible				
B: Pool	Skimmer that needs to be replaced; re-plaster spa, which we have to wait until October when it is cooler. Cost is estimate at \$2200. Same company did plaster or spa	VP Steinbock >> Motion to approve spa re-plastering and VP Fitzgerald approved			
C: Architectural	Please see above for satellite dishes				

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D: Land Lease	<p>Reviewed email from General Counsel, Sharyl Walker</p> <ul style="list-style-type: none"> - No update - waiting on Joe to hear from landowner - No direct contact with landowner - must go through attorney - 29 years on lease - Can we go directly to the BIA to apply some pressure so that the community will be able to obtain financing? 				
VII Old Business					
	Fire Inspections nearly complete - Homeowners cannot paint over sprinklers				
VIII New Business					
Wooden Balcony Rails	<p>Waiting on bid from painter and there will not be a fixed price: 1) Amount of dry rot and repairs and 2) should we use stain or varnish.</p> <ul style="list-style-type: none"> - Recommendation is to paint every 4/5 years and replace where necessary. - Need to flesh out a Communication Plan for the Architectural Committee <p>Cindy Anderson >> Met with John Denapulous to discuss change color to keep them the way they are today. His recommendation is to do darker stain. Cost is estimated to be \$225 per balcony, which will change the look of the balcony/complex.</p>	Request a color sample and develop a communication plan once we determine the course of action. Note: this is a reserve item	Cindy Anderson		
Fire Alarm System	Fire Marshall determined that there is no file alarm for Villa Caballeros. Everything is complete for the next 5 years.				
Elevator	Ceiling panel in elevator needs to be repaired - missing white cover	Reach out to handyman to fix	Cindy Anderson		
Insurance Renewal	Motion to approve \$16390 VP Steinbock, VP Fitzgerald				

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Loss Assessment Insurance	Homeowners need to have loss assessment insurance and interior insurance; no earthquake or no interior	Have an article in newsletter			
Newsletter	Restart a Winter Newsletter	Solicit items	Paul Doble		
Curbing Dogs	Homeowner responsibility >> curb dogs	Include in newsletter			
Pool Furniture	New company can repair the broken table	Compare expense of a new table vs. repairing	Syd Steinbock		
IX Correspondence	No updates at this time				
X Homeowner's Comments					
	>> Interest in CC&Rs				
	>> Reminded of earthquake in the morning >> Can we get earthquake insurance?; Cindy: If building				
CC&Rs & Earthquake Insurance	totaled, each owner needs to have loss assessment insurance. Example: Issue w/earth quake insurance - pay \$300 to \$400 after first \$2.5M				
	Board had previously looked into it. Forcing dues to go up.				
Car Detail	Professional Car detailed >> don't allow on property due to soap >> can be >> has to be done on street				
Villa Caballeros Website	Utilize website and start publishing Agendas /post to website				
Satellite	Bricks around satellites - bricks were removed and used a chain/lock to stop theft				
Parking	People parking backwards into guest spots results in breaking landscaping lights. If know unit, let them know. Otherwise, tow notice.				
Complex Maintenance	Decks were not cleaned for two weeks. He blows on lower levels and palm fronts/plant debris not picked up. Netting keeps falling down and not fixed in a timely manner.				
	10/28/2017 at 10:30am in the Villa Caballeros Community Room				
XII Meeting Adjourned					

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Move to adjourn at 11:28 am; VP Steinbock to move to adjourn, VP Fitzgerald seconded the motion