



"peaceful and quiet ... great neighbors"

255 South Avenida Caballeros, Palm Springs, CA 92262
Annual Homeowners Meeting
Minutes of the meeting held DRAFT

Date: 1/17/15

In Attendance: Board Members: Zach Fox, Dennis Hoff, Sheila Kenmuir, Jon Smith & Syd Steinbock
 Mgmt: Cindy Anderson
 Owners/other attendees: Lucio Bernal, Jeff Blacker, Richard Burt, Mark Davis, Michael Gold, Patty Griffin, Paul Griffin, Lucia Grossberger, Frank Negri, Jimmy Peskind, Roy Ravenstahl, George Richie, Don Smith, Marilyn Smith & Barbara Steinbock

Chairperson: Syd Steinbock Time Started: 11:07 AM TIME ENDED: 11:40 AM RECORDER: Jon Smith

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RSPONSIBLE PERSON(S)	F/UP DATE	Complete
Call To Order	The meeting was called to order by Syd. Quorum established. 1/19/14 minutes approved. Candidates for Board: Dennis Hoff, Roy Ravenstahl & Jon Smith. Nomination from the floor: Richard Burt.	N/A			

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President's Report - Syd Steinbock	<p>Website: continue to add updates in the homeowners section - the budget & reserve study is there now.</p> <p>Communication: 2 newsletters over the year updating homeowners on important info & questions to get homeowner input/feedback. We have gotten permission from 45 of 59 homeowners to e-mail them & can get info out faster & cheaper than mailings.</p>	N/A			
Maintenace Projects Update- Zach Fox	<p>Building 1 roof replaced & Buildings 2 & 3 roof blisters repaired. Building 1 railings painted - Building 2 will be scheduled for this year and Building 3 in 2016. Pool surface area painted - complimentary. Walking decks resurfaced & follow-up work to be done next week. Tennis Court resurfaced green & blue & pickle ball lines added.</p>	N/A			

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Land Lease Update - Syd Steinbock	Our lease is up in 2046. We continue to work with our lawyer & are establishing communication with one of the land owners through the Bureau of Indian Affairs (BIA). First special assessment of \$204 was due 12/31/14. The next one of \$204/unit will be due 6/30/15.	N/A			
Landscape Committee Report Jon Smith	Committee Meetings are held the first Saturday of the month - 9 am in the Community Room - Everyone is welcome to attend - if differences of opinion, the committee members vote. Action steps are e-mailed to Cindy.	N/A			
Pool Committee Report - Syd Steinbock	Pool is heated to 84 degrees in the winter months. General maintenance through the year - everything is working well.	N/A			

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Treasurer's Report - Jon Smith	As of 12/31/14: \$10,259.37 in checking & \$231,915.17 in reserves. \$8,640.74 under budget. \$3987 lien on a unit. 51 homeowners have paid \$204 special assessment for Indian Land Lease Negotiation - it was due 12/31/14. Dues remain \$340/month for the 4th year in a row.	N/A			
Excess Income	A motion was duly made, seconded and carried to resolve that any amount collected by or paid to the HOA in excess of operating expenses for the year ended December 31, 2015, shall be applied to the subsequent tax year HOA Reserve account as provided by IRS Revenue Rulings 75-370 and 75-371.	N/A			
Election Results	Board members elected to 2-year terms: Dennis Hoff, Roy Ravenstahl & Jon Smith.	N/A			

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Homeowners Forum	Indian Lease Land Discussion: we are actually 59 individual land leases & HOA is negotiated on behalf of all of us for a 25-year extension.	N/A			
	There is now way to exit the complex if a guest is walking and doesn't have a key. Can we look into having a keypad inside the gate to exit?	Board will review suggestion.			
Board Executive Session	HOA Board met afterwards and elected 2015 officers: President - Jon Smith Vice President - Zach Fox Treasurer/Secretary - Roy Ravenstahl Members - At Large - Dennis Hoff & Syd Steinbock	N/A			
2015 Meetings	2/21/15 - 10:00 AM 4/18/15 - 10:00 AM 6/20/15 - 10:00 AM 10/17/15 - 10:00 AM 12/19/15 - 10:00 AM ANNUAL MEETING 1/16/16 - 10:00 AM	N/A			