



*"peaceful and quiet ... great neighbors"*

**255 South Avenida Caballeros, Palm Springs, CA 92262**  
**Meeting of the Board of Directors**  
**Minutes of the meeting held DRAFT**

Date: 10/18/14

In Attendance: Board Members: Zach Fox, Dennis Hoff, Sheila Kenmuir, Jon Smith  
 Syd Steinbock (phone)  
 Mgmt: Cindy Anderson  
 Owners/other attendees: Rene Lassalle, Marilyn Smith, Stephen Rueli, Lucio Bernal  
 Kenny & Vanessa Copeland, Trey & Marie Burk, Mark Davis

Chairperson: Cindy Anderson Time Started: 10:31 AM TIME ENDED: 11:53 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. 9/18/14 minutes approved.	N/A			
Treasurer's Report	As of 9/30/14 - \$16,311 in Checking. \$234,229 in Reserves. The 2015 Budget will be voted on under Old Business. Special Assessments will be discussed under New Business. Report approved.	N/A			

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RESPONSIBLE PERSON(S)	F/UP DATE	Complete
<b>Management Report</b>	HOA dues/liens/etc collection process law is changing. Cindy will keep up us updated. Another HOA in town was fined for watering outside of allowed hours - we must be careful. Report approved.	Check sprinklers in Building 2 - puddles on sidewalks. Sheila will e-mail pictures to Cindy.	Cindy	10/27/14	
<b>Landscape Committee Report</b>	Trees will be pruned this month. Thank you to Marilyn Smith for picking Fall flowers. There will be three possible desert landscaping designs to review for HOA Annual Meeting in January. Jon Smith is the new Landscape Committee Chairman. There will now be committee meetings the first Saturday of each month - first meeting: Saturday 11/1 at 9 am in the Community Room - all are welcome to attend. Report approved.	N/A			
<b>Pool Committee Report</b>	Pool heat turned up to 83 degrees. Report approved.	N/A			

<b>AGENDA ITEMS</b>	<b>DISCUSSION</b>	<b>ACTION ITEMS</b>	<b>RSPONSIBLE PERSON(S)</b>	<b>F/UP DATE</b>	<b>Complete</b>
<b>Architectural Report</b>	Possible tennis court colors for the the resurface were posted up. Report approved.	N/A			
<b>OLD BUSINESS</b>					
<b>Land Lease Update</b>	We are negotiating for a lease extension. The land owners do not want to sell. Our lawyer is still trying to make contact with one of the land owners.	N/A			
<b>Budget</b>	2015 Budget approved & monthly \$340 dues remain the same.	N/A			
<b>Reserve Study</b>	Reserve Study recommends keeping our current \$99/unit reserve allocation the same for 2015 & then raising it 2.61% a year in 2016 (\$2.58/unit) & that increase to continue each year there after. Reserve Study approved.	N/A			
<b>Roof</b>	Building 2 & 3 blister repair and resurface approved.	Schedule repair work.	Cindy	10/31/14	

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<b>Walkways</b>	Building 2 - 3rd floor common walkway & 2nd floor common walkway (shared among all buildings) repair and resurfacing approved.	Schedule repair work.	Cindy	10/31/14	
<b>Tennis Courts &amp; Engineer Update/Report/Speaker</b>	Resurfacing of tennis court, pickle ball straps/lines installed, and purchase of court sweep broom & roller approved. The color will be blue and green.	Schedule repair work.	Cindy	10/31/14	
<b>NEW BUSINESS</b>					
<b>Rules &amp; Regulations</b>	Tabled until next meeting.	N/A			
<b>Special Assessment</b>	Indian Lease Land Negotiation funds approved in two special assessments. \$204/unit by 12/31/14 and \$204/unit by 6/30/15. This will raise \$24,072 and will probably not cover all expenses. Once we get further into lease negotiations - we will better be able to calculate how much more money we need to raise through a special assessment in 2016.	Special assessment Mailing.	Cindy	12/1/14	

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<b>Wrought Iron Painting</b>	Building 1 wrought iron was painted in May. Building 2 wrought iron will be painted in 2015 & Building 3 wrought iron in 2016.	Get a second bid for 2015 Building 2 wrought iron painting.	Cindy	4/1/15	
<b>Homeowners' Comments</b>	Can we explore replacing the walkways a section at a time? Possible committee?				
	If trespassers on the property - call the police & Cindy Anderson (760-275-2943). You can also utilize smart phone app: <b><u>Palm Springs At Your Service</u></b>				
	Thank you for summer flowers. New darker pool paint is hot on the bare feet - please use lighter color next time. There are no tax breaks for HOAs installing solar power for pool area - lighting could be a good area for us to explore solar.				
	There are currently no units for sale at Villa Caballeros.				
<b>Board Executive Session</b>	HOA Board met after meeting to discuss homeowner violations.	N/A			
<b>NEXT MEETING</b>	Sat, December 20th 10:00 AM in the Community Room	N/A			