



"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: 2/21/2015

In Attendance:

Board Members: Jon Smith, Zach Fox, Dennis Hoff, Roy Ravenstahl

Mgmt Representative: Cindy Anderson

Owners/other attendees: Lucio Bernal, Paul Doble, Lucia Grossberger, Kenny Copeland

Chairperson: Jon Smith Time Started: 10:06 a.m. TIME ENDED: 10:32 a.m. RECORDER: Roy Ravenstahl

AGENDA ITEMS	DISCUSSION	ACTION ITEMS	RSPONSIBLE PERSON(S)	F/UP DATE	Complete
Call To Order	The meeting was called to order by Jon. Meeting minutes for 12/19/2014, 01/17/2015 & Executive Meeting held on 02/06/2015 were board approved. Meeting minutes from annual meeting held on 1/17/2015 is subject to homeowners approval at the next annual meeting.	N/A			

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Treasurer's Report - Roy Ravenstahl	As of 01/31/2015: \$14,173.96 in checking & \$239,400.60 in reserves. We closed 2014 being \$10,938.82 under budget. 58 homeowners have paid the \$204 special assessment for Indian Land Lease Negotiation that was due 12/31/2014. Settled ongoing unit insurance claim in the amount of \$11,316.50	N/A			
	Approved Assessment Lien. 009-613-269	Return lien to Community Association Services.	Cindy	2/26/2015	
Management Report - Cindy Anderson	Fire ant treatment was done on 1/15/15. The drain below the tennis courts was fixed. The ceiling in the carport has been repaired and a few other stucco repairs were done while they were here on site. Lighting repairs were done and a faulty fire extinguisher was pointed out by a homeowner and the company has been called to have it repaired/replaced. Building 1 had all the laundry room doors looked at and a list was compiled for either repair, paint or replacement. Building 3 will be scheduled next, then building 2. Two replacement acrylic table tops were ordered for the pool area. Key lock was ordered for the faucet by the tennis court.	N/A			

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Landscape Committee Report Jon Smith (for Syd Steinbock)	The committee met in February to talk about the fountain and will be working with the Architecture committee to design the entry wall / sign and fountain together. We had a tree replaced on the northwest parking strip and Cindy will have Abel look at the raised concrete caused by the old tree.	Check out raised concrete.	Cindy	2/27/2015	
Architectural Committee - Zach Fox	We currently have 5 home owners who volunteered to be on the committee. Meeting times will be set so the committee can start to meet and come up with ideas and projects to move forward. Lucia Grossberger volunteered to join the committee as well.	N/A			
Land Lease Update Jon Smith (for Syd Steinbock)	Syd emailed with our lawyer, Sharyl Walker. The 3rd landowner has been contacted and we will be negotiating on a 34 year extension (in addition to the 28 years we have on the current lease). Sharyl will draft a lease extension. We will negotiate for the price and pay all the fees.	N/A			
New Business	Painting of the fence around the tennis court. The board approved the bid from Janopoulos.	Schedule paint job.	Cindy	2/27/2015	

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	Bank signature cards need to be signed for the new board members along with copies of drivers license.	Collect signatures & drivers license copies.	Cindy	2/27/2015	
Homeowners Comments	Suggestion that all homeowners have homeowners insurance. Make a strong suggestion in the next newsletter that folks have insurance in the event of plumbing leaks/issues. Also, turn your water main off if you're gone for a period of time.	Compile e-mail to send to electronic listserve.	Cindy	3/6/2015	
		Write spring newsletter focusing on water leaks/having home insurance, etc.	Jon	5/1/2015	
	Unit 212 will be up for auction with the bid starting at \$161K.				
	Kenny asked for Dennis to show him the proper way to roll the hose where cars are washed. Dennis will show him after the meeting.				

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Agenda Item for next meeting	Dennis Hoff would like to have the agenda item of having the railings painted and getting bids in building. Cindy sent out for bids and we have two bids. Janopoulos is the only vendor that uses oil based paint in the Coachella valley. Oil base lasts 3 to 4 times longer. Dennis wants to get a bid in water base and oil base paint from Janoupoulos.	Get paint bids	Cindy	4/18/2015	
Next Meeting	Saturday, April 18th, 2015 at 10:00 a.m. in the Community Room.				