

# La Quinta Homeowners Association Board Meeting 11 October 2010

## CALL TO ORDER

A quorum being present, Roger Hill, President, called the Meeting to order at 7:00 PM. Other Board Members present were: Sam Pepper, Davie Brooks, Ralph Grapoli, and Barb DeWitt. Also present was Jacque Hann, HOA Accountant.

The Minutes from the 03-29-10 Board Meeting were pre-approved by the Board. Roger Hill welcomed everyone and summarized the agenda for the evening.

Roger noted the owners should check their tax bills that have been recently mailed by the Yuma County Assessor's Office. There are numerous errors in the assessments – many have been significantly over-assessed. You may go to the County Assessor's Office and appeal if you feel your assessed value is too high.

## **LANDSCAPING:**

Ed Garcia from Southwest Hydro Systems, our landscape contractor, spoke to the residents about landscaping issues:

1. Southwest Hydro Systems has been landscaping at LaQuinta for the past 6 months and have replaced over 200 sprinkler heads, worked on mapping the irrigation system, mowed and edged weekly over 100,000 square feet of lawn, and trimmed plants and bushes. The current schedule in order to keep up with the rapid growing season is Monday and Tuesday - extra trimming; Wednesday - mowing lawns and blowing patios; Thursday - completing the mowing and trimming bushes; Friday - trimming bushes. They are working around the complex in a methodical manner and are about half way through with the extra trimming with Irma Street being the final street to complete for this round. They will be settling into a Wednesday – Friday schedule over the winter.
2. The landscapers are using a very safe insecticide on some of the bushes that have parasites. The bushes that are being treated around the complex include the yellow bell, hibiscus, lantana, and orange jubilee. They are noticing a reduction in the parasites, and expect with the cooler weather and the insecticide the pests will be under control.
3. With a change in the weather, the planting season will soon begin. The landscapers will plant winter rye in November. They would like to replace any shrubbery that has died with more of the desert style plants that are already located in LaQuinta. These include sage, bougainvillea, oleander, fairy duster, orange jubilee, and yellow bell.
4. There was some comments and discussion that the landscapers had not been keeping up with all the work. With an expansion of their level of effort and reduced need to spend so much time on the irrigation fixes and trees, hopefully they will maintain a more regular schedule of visits to each property.

Roger excused Mr. Garcia after his presentation and the board continued to talk about the

landscaping issues.

- A. Residents should not be planting any new plants in LaQuinta unless you have approval from the Landscaping Committee or unless the landscapers are replacing dead or missing plants. This actually has always been the HOA policy, but many people have added lots of new plants. We now have an issue with overplanting. Some residents have planted over 40 plants in their yards, which now must be maintained. Residents are reminded that they are responsible for any plants they have planted, and may opt to care for their own yard, but they need to let the Landscape Manager (Joyce Tripp) know.
- B. LaQuinta's landscape budget this year will be around \$110,000.00, which includes about \$27,000.00 for tree care and tree removal (95 trees were removed this year due to overplanting). LaQuinta will still require tree trimming annually, but certainly not to the degree that has been completed this year. Our total cost for landscaping last year was around \$104,000, but very little was done to the trees or irrigation system. We estimate a yearly average of around \$100,000.00 for landscaping. Roger also requested that residents contact the new Landscape Manager (Ms. Joyce Tripp, Lot 40, 4573 W La Quinta Loop) to address any landscaping issues. She will then prioritize and refer your requests to the landscapers.

#### **OLD BUSINESS:**

- A. The La Quinta sign has been installed at the entrance.
- B. Ralph Grapoli is checking with the city to find out where the water for the entrance planters is routed and how to meter the flow. As soon as this task is completed the landscapers will address planting the entrance.
- C. The Board discussed and voted not to have a lock box on the property for monthly HOA fees due to the potential of vandalism.
- D. The issue with Lot 39's water irrigating other adjoining lots should be fixed by this next month. We intend to give this bill to the Developer.

#### **BUDGET:**

- A. As of September 2010, there was around \$155,000.00 in the reserve account. The current FY10 budget status is that we are in the black about \$35,000 so far this year. About \$25,000 will be this year's allocation to the reserve account. Unanticipated expenses this year included a /spa heater repair for \$1,000; \$3,000 for basin pumping; \$2,000 in legal fees for liens and suits; and \$300 for front gate repair. We will have some replanting expenses starting this next month, and we will be reseeding for the winter. The wrought iron wall next to Lot 17 will need to be repaired from the reserve funds (rusted out).
- B. Status of delinquent properties: There are 4 homes in arrears for a total of approximately \$15,000.00 in unpaid HOA and late fees. We have liens on all. At the present time, banks have repossessed 3 of these and they are being sold. We may get a small portion of what is owed, but we will definitely not get it all, even with personal lawsuits against the owners. Lot 66 is the most seriously in arrears (2 years). We are working with the HOA lawyer to garnish the income or force the sale of Lot 66. They have renters in the home who are paying rent.
- C. The Board will meet for 2011 budget discussions in December.

#### **NEW BUSINESS:**

- A. The current monthly HOA fees are \$210/mo - \$190 basic assessment plus \$20 reserve. Effective January 1, 2011 all residents will have the option of paying their HOA fees one year in advance for one month's basic assessment discount (will save \$190.00 a year). (Sam motioned and Barb 2<sup>nd</sup>; passed unanimously).
- B. Roger received additional bids for pool cleaning. By changing pool cleaners the association will save \$900.00/year. By Board consensus, Roger will take care of this.
- C. Some of the trees on the south side of the pool will be looked at by the Board and the Landscape Manager to see if they should be removed due to continued problems with excessive leaves in the pool as these trees mature. Also, the bushes next to the pool and parking lot are limiting visibility of cars around the corner – a safety issue - and must be cut back or removed.
- D. A "Private Party" sign will be made (Sam Pepper's action) to hang on the doors of the clubhouse when it is being used so residents know there is a private function.
- E. Jackie will talk with the Developer to see if the tacky green and yellow LaQuinta sign can be removed from the center island outside the LaQuinta entrance.
- F. The Board voted to add to the Architectural Standards the statement: "In keeping with the original intent of the La Quinta subdivision and city zoning, each residence will have and maintain a minimum of 2 dedicated, non-driveway vehicle parking spaces. Those spaces may not be converted into living spaces." (Davie motioned and Ralph 2<sup>nd</sup>; passed unanimously).
- G. A standalone, auxiliary bathroom for the pool area, separate from the Clubhouse, is being looked into. Davie has had preliminary plans drawn and will be meeting with contractors over the next two weeks to get bids and plan alternatives to discuss with the Board. As soon as he has these, we will call a Board meeting to discuss.
- H. The Board revised the By-Laws to meet the State's requirement for maximum late fees and interest to state: "Late Payments and Interest. A monthly assessment is late if it is unpaid 15 days after its due date. Charges for late payments will be 10% of the unpaid monthly assessment (base and reserve), and interest shall apply to any unpaid balances (combination of delinquent assessments, late fees, and unpaid interest) at a rate of .833% per month (10% per year)." Sam motioned and Barb 2<sup>nd</sup>; passed unanimously.
- I. The Board is going to look at a solution for pumping the Irma Street retention basin as one pumping costs \$3,000.
- J. Residents should not change the temperature of the pool spa as this has been preset, and constant changes damage the computerized controls. Let us know if it is not working correctly.
- K. All owners of rentals are reminded to notify the Secretary, Barbara Dewitt, or Roger Hill when you have a new tenant move in - with their contact info. This is an HOA requirement. We've had several new people move in recently with no notice.

### **OTHER:**

Ralph Grapoli reluctantly resigned from his position of HOA Landscape Manager and Board Member, effective November 1, 2010, as he and his wife will be moving to Temecula, CA. The Board would like to personally thank Ralph for his hard work over the past six months. Ralph has worked daily with the landscapers communicating the residents' needs and much progress has been made.

Joyce (aka, Mike) Tripp has been appointed by the Board to replace Ralph as Landscape Manager and Board Member. Joyce is eager to work with the residents and the landscapers. We thank her for stepping up to this big job.

NEXT MEETING – TBA, once we get Pool Bath Cabana bids.

**ADJOURNMENT**

There being no other business, Roger Hill adjourned the meeting at 9:00PM.

Respectfully Submitted by Barb DeWitt and Roger Hill