

## LA QUINTA HOA BOARD OF DIRECTORS MEETING

December 9, 2015

Board members present: Dan Hann, Jim Hall, Ken Frazier and Sam Pepper.

Also present: Jacque Hann Accountant

Called to order at 2 p.m. to discuss 2016 Budget.

2015 Budget vs. 2015 Actual showed that we have \$10,349 in Revenue over Expenses and Reserve funding, this was due to the closing of 4 new homes. Everyone was pleased with the results.

Dan presented the 2016 Budget with an increase in the Landscape Budget of \$7,927. Jim shared plans for 2016 with the bulk of the tree trimming to be done in the spring of 2016. He also asked about using the reserve moneys to update the irrigation system in the spring of 2016, with an estimate cost of \$9,600.

Sam Pepper made a motion to approve the 2016 Budget as presented, Ken Frazier Seconded, Motion passed unanimously.

Reserve Study discussion included the thoughts that we would hold off on street seal coat and repairs until the Developer has completed building out Irma Street.

Sam Pepper made a motion to move Irrigation reserve moneys from 2018 to 2016 and take what is needed from the Gate Operators reserve to make up the difference so the Irrigation system could be updated. Also included in this motion it was decided to move forward the \$51,148. For 2016 to 2018 for street seal coat and repairs. Ken Frazier Seconded, Motion passed unanimously.

Discussion regarding late payers; it was decided that we needed a time line put in place as to when we would put liens on homes. It was decided if an Owner was 6 months in arrears the HOA would Lien their property. The CC n R's Article 5.1 through 5.9 gives the HOA authority to Lien properties.

Jim Hall made a motion so that the HOA would Lien property that are 6 months in arrears. Sam Pepper Seconded, Motion passed unanimously.

No other items to discuss.

Adjourned at 2:37 p.m.

Respectfully submitted by:

Jacque Hann acting as secretary for Brenda Cutsforth