

La Quinta Homeowners Association Annual Homeowners Meeting 28 March 2011

CALL TO ORDER

The Meeting was called to order at 6:00 PM by Roger Hill, President.

All Board Members were present (Roger Hill, Davie Brooks, Sam Pepper, Joyce Tripp, Barb DeWitt)

Staff present were: HOA Accountant – Jacque Hann

President Hill ascertained that a quorum of the Association Board and Association members were present, and welcomed everyone. He then summarized the Association's overall health, the major achievements of the Association over the past year, and reviewed the major events and facility issues that we have for the future.

FINANCIAL REPORT

A detailed presentation of the Association budget was presented by Jacque Hann and Roger Hill. To summarize:

Reserve Fund Balance:	\$160,000
2011 Expected Revenues	\$202,010
2011 Expected Expenses	\$200.320

A discussion ensued on the expenses over the next year. Roger Hill indicated we have been running in the black and have added modestly to the reserves, but we need to be aware that a large sum of money (significantly more than our current reserve) will be needed in the future for repaving the streets. Repeated seal-coatings will only suffice for so long. While this is not an expense we have to bear now, keeping the reserves growing will mean less out of pocket costs for the residents when this improvement is needed. All expected other facilities projects are much smaller in nature.

We now have only one owner in La Quinta delinquent in their HOA dues - Lot 66 – and that property is still in the process of a foreclosure sale in the court system. While we can be the catalyst for an ownership change, the outlook for recouping past debts on that property are slim, but we will continue to pursue legal remedies.

LANDSCAPE REPORT

The Arborist has removed approximately 100 trees we initially identified for removal. There are two trees remaining that are going to be taken down in the next few weeks. They are now working on a weekly basis to continue pruning trees, especially as the growing season kicks in.

Surface rock enhancement is under way. Joyce Tripp is working with the landscapers to have this completed in the month of April. Hopefully, within the budget, all phases of the complex will be included in this year's rock enhancement project.

Two new lounges are needed for the pool area. Joyce Tripp has been shopping and pricing these lounges and has found some that the HOA can purchase. She has been authorized to purchase these.

OLD BUSINESS

Roger Hill mentioned there was money put into the 2011 budget to replace a portion of the south boundary metal fencing that has rusted out. This project will be bid soon.

Roger Hill is ordering the two dog caddies that will be strategically placed in the common areas for use of cleaning up your dog droppings. Please be aware of any droppings that your dog drops and clean them up, as several residents again complained about finding dog droppings in their yards and having to clean up after other people's pets.

Roger reminded the residents that an adult homeowner or resident **MUST** be present for any and all activities that they schedule at the Clubhouse or pool, including supervising the set-up and clean-up. There is a scheduling form that is on the La Quinta website (www.laquintahoa.com) that must be completed prior to any reservation being approved. This form must be returned to Sam Pepper for his review so that we do not double-schedule. You can fax or email the form to him or take it to his residence (info on the form).

NEW BUSINESS

The Board members recently approved construction of a new, external pool bathroom/shower. Davie Brooks has been working with local contractors and we have agreed on a proposal from Fowler-Malone who will begin construction as soon as a permit is issued (\$26,500). This should begin within the next month.

Roger Hill reminded residents that the front gate code and the combination to the back gate lock will be changing effective April 1. Call a Board Member or ask a neighbor if you did not get it. If you have a renter, please provide that info to them.

It was brought to the Board's attention that some residents would like the dumpsters to be removed from the Phase II field. Joyce is going to discuss this with the landscapers and the tree removal service and have the dumpsters removed if practical. There will be a cost impact to not having these on the property.

NEW BOARD OF DIRECTORS ELECTION

In accordance with the Bylaws, a Board of Directors election was held using members' written ballots. Approximately 51 units voted. Five candidates stood for election at the time of the vote.

The five candidates that were elected as our new 2011 Board of Directors are:

Barb DeWitt - President
Sam Pepper
Joyce Tripp
Dan Hann
Ken Rosevear

They take office immediately. Roger complimented the work of Davie Brooks who is leaving the Board after serving three years. Davie was very instrumental in helping form the La Quinta Board. Also, many thanks to the members of the old Board who have done an Outstanding job. Jim Hall thanked Roger Hill for his years of service to the HOA Board. Roger has done a fantastic job of working with the residents and ensuring La Quinta is a great place to live!

ADJOURNMENT

There being no other business, Roger Hill adjourned the meeting at 6:50PM.

NEXT MEETING

TBD by New Board

Respectfully Submitted by:

Barb DeWitt, Secretary (Outgoing)



Roger D. Hill, HOA President (Outgoing)