

LaQuinta Homeowners Association  
Annual Homeowners Meeting  
March 26, 2012

CALL TO ORDER

The meeting was called to order at 6:10 p.m. by President Barbara DeWitt. All Board Members were present (Barbara DeWitt, Dan Hann, Sam Pepper, Jim Hall, Ken Rosevear) and Jacque Hann HOA Accountant/Landscaping Coordinator. There were twenty-two lot owners in attendance.

OLD BUSINESS

1. Discussion on pool and spa. Chris from Aloha Pools was asked to attend the meeting and provide information on the pool/spa and address issues raised by some of the homeowners concerning the color of the water and cleanliness of the pool. Chris told us that the pool/spa was built in 2003 and that Aloha has provided ongoing maintenance since its construction. He explained that Yuma has some of the worst water quality anywhere and that over time the color of the pool will change due to the high level of particulates in the water. He stated that the Spa is different because as members use the spa they take a lot of the particulates with them when they get out and the spa is used more often than the pool and is also much smaller. He stated that the life expectancy of the plaster is between 8-12 years and your pool/spa is in its ninth year. He described the type of chemicals used in the pool and that the pool/spa has never been tagged for a health violation. The pool and spa are perfectly safe to use. President DeWitt asked if there were any questions from the homeowners before Chris leaves. The first question asked whether new thermometers could be placed in the pool and spa. Chris stated that he would place new ones in the pool and spa. Second question was whether Pebble Tech was an option over the white plaster. Chris said it was an option and that the cost was not much more than plastering. He stated that many people complained that the pebbles were hard on their feet or bottoms, there were also concerns that stains were harder to detect and more difficult to clean. The third question was how hot should the spa be? Chris said the spa should never be hotter than 102 degrees. He also stated that someone had cut the wires and changed the temperature to 104 degrees which is not safe. Aloha has fixed the temperature to 102 degrees at this time. Question 4 was does the shower have hot water? President DeWitt answered and said this was not an Aloha issue but one for the HOA Board. The Board wasn't sure if the shower has hot water but will follow up and report back. Jacque checked the next day and the shower and bathroom both have hot water. The hot water tank had not been turned on. There being no further questions President DeWitt thanked Chris for coming to the meeting.

Earlier in the week President DeWitt asked Jacque to get quotes on what it would cost to refinish the pool and spa. This way information would be available to the homeowners if the decision was to refinish the pool/spa. Jacque reported that she had received two quotes ranging from \$10,165 to \$11,765. Jacque will give this information to the Board for their action. Based on the above discussion on the pool and spa it was apparent that the homeowners would like to have the pool and spa refinished.

2. Shade structure for pool equipment. Homeowner Denise Wah the homeowner next to the pool felt that the shade cover was an eye sore and something needs to be done to fix it. The Board explained that to protect the pool equipment from the sun it decided to place a cover over it. Checked with a local builder and found out that we would need an easement and permit and that it was unlikely that we would get one from the city. It would also be very difficult to match the current materials. As an alternative the current cover was made which required no building permits and would provide the protection to the equipment without causing any drainage problems. The Board has looked into lowering the cover to brick height but some will still show. The Board will continue looking at a solution.
3. Last years Minutes. Dan Hann Secretary read aloud the LaQuinta Homeowners Annual Meeting Minutes from March 28, 2011. The Board accepted the minutes as presented. There were no questions from the membership. President DeWitt stated that several of the projects identified in the minutes were completed i.e. all the trees that were identified for removal were removed; some minor rock enhancement was done; the south metal fencing was replaced with a solid block wall; two dog caddies were purchased and installed and the construction of a new external pool bathroom/shower was constructed for \$26,500. President DeWitt expressed thanks to Davie Brooks for overseeing this project. She also thanked Leonard Wilson for maintaining the dog caddies. Lot 42 asked the Board to check on a limb problem in his yard. Jacque was asked to follow up with the landscapers.

## FINANCIAL REPORT

Jacque distributed copies of the December 31, 2011 Balance Sheet and Income Statement which are attached to the minutes. She reported that through March 26, 2012 the reserve fund was \$200,288 and the cash balance was \$17,816. She stated that twenty-six homeowners elected to pay their dues annually with a total discount of \$4,940. She also reported that monthly she bills out \$15,200 and expenditures average \$12,700 per month which leaves a balance of \$2,500 per month. Delinquent accounts totaled \$3,826. Information from owner on their renters is coming in which will allow us to email the renters with information on what is happening in La Quinta.

## RESERVE STUDY

Sam Pepper explained to the homeowners what the reserve study is and how important it is to each of us in selling/refinancing our homes. This study covers the period from 2009 to 2038 and reflects the potential expenditures/repairs that could impact the homeowners. The study shows that over this period the potential expenditures could be \$1.1 million. There are two ways to address these expenditures and they are: 1) assess a special fee each time a repair needs to be made, or 2) charge a small monthly assessment and build a reserve to address these repairs. The reserve study was conducted by a firm out of Phoenix skilled in this area. The firm believes the \$20 Special Assessment fee currently assessed to the homeowners is a good numbers to use for the reserve. The Board and the homeowners in attendance agree that building the reserve is the best option. President DeWitt thanked Sam for his hard work in developing this schedule from a very complex document.

## LANDSCAPING

1. New contract with Southwest Hydro Systems. This contract is up for renewal in April and the board intends to extend the contract for another year.
2. Rock Enhancement. Jacque reported that earlier in the day she received a preliminary proposal to address this throughout La Quinta. The early estimates are that the cost could be as high as \$32,000. The Board will review this proposal and decide what action to take.
3. Dog droppings. President DeWitt again thanked Leonard Wilson for maintaining the dog caddies.

#### NEW BUSINESS

1. President DeWitt reported that the attendance at the last two luncheons were poor and that there would be no luncheon in April. If anyone is interested in managing luncheons please let her know.
2. Request for raising wall by homeowners. There was general discussion about the height of the walls being at 5' 10" and not 6' or higher is because the walls were not engineered to extend beyond 5' 10". The Board will look into this matter further and report back to the homeowners.
3. Acknowledgement of current board members. President DeWitt thanked the Board for all their hard work during this past year.
4. Final HOA board member elections. The Board received 52 ballots and all five candidates were elected. The Board Members for 2012-13 are Barbara DeWitt, Sam Pepper, Dan Hann, Jim Hall and Jeri Freimuth.

#### ADJOURNED

The meeting was adjourned at 7:52 p.m. Immediately after the meeting the new board met to elect officers.

Respectfully Submitted by:

Dan Hann Secretary

LaQuinta Homeowners Association  
Board Meeting  
March 26, 2012

Welcome:

Collect ballots and count ballots

Guest Speaker: Aloha Pools – Chris  
Update on pool

Old Business:

1. Discussion on pool
2. Shade structure for pool equipment
3. Financial report (report from Jacque)
  - A. Delinquencies, etc.
  - B. Reply from homeowners regarding renter information
4. Reserve Study (Sam)
5. Landscaping
  - A. New contract with Southwest Hydro Systems
  - B. Rock enhancement
  - C. Dog droppings (Leonard Wilson)

New Business:

1. Ladies luncheon
2. Request for raising wall by homeowner
3. Acknowledgement of current board members
4. Final HOA board member election results

Adjourn meeting