

# La Quinta Home Owners Association

## Annual Homeowners Meeting Minutes

### March 20, 2017

The meeting was called to order at 6:02 pm by HOA President Dan Hann.

Board members presented were Dan Hann, Jim Hall, Ken Frazier and Sam Pepper. Brenda Cutsforth was excused. Also present: Jacque Hann, HOA accountant. There were 24 lots represented by those in attendance.

**MINUTES** - Sam Pepper read aloud the minutes of the March, 2016 annual meeting. Connie Braun moved the minutes be approved as read, second by Donna Pritchard. Motion carried. Pepper reminded homeowners that all minutes and documents are available on the HOA website [www.lqhoa.com](http://www.lqhoa.com)

**ELECTION RESULTS** – The ballots submitted prior to and at the meeting were tabulated by Jacque Hann. She reported that the current board (D. Hann, Hall, Cutsforth, Frazier and Pepper) were reelected.

**UPDATE** – Dan Hann reported on projects underway or completed:

- The roof over the men's and lady's restrooms of the clubhouse has been repaired.
- Three sections of the sidewalk have been replaced outside the clubhouse where roots from tree taken out caused a potentially dangerous situation
- Two new light poles were repaired along with some pool furniture
- A new spa heater and a new fountain pump has been installed
- The irrigation project on La Quinta Lane has been completed and four new valve boxes have been added in the subdivision.
- Various stucco repairs have been made.

**FINANCIAL REPORT** – Jacque Hann presented the financial report. Highlights included:

- The reserve fund was fully funded in 2016, \$293,009 exceeding the budget of \$289,026
- The budget for 2017 reduces the discount offered homeowners who pay annually to 2.5% vs the previous discount of 5%, allowing the association to keep dues at \$200 with no increase.
- There were 44 annual payers in 2016 and 39 in 2017.
- Landscaping continues to make up 80% of all HOA expenditures
- A history of HOA assessments shows the association began in 2003 with a monthly assessment of \$180. It was raised in 2008 to \$240 and then reduced in 2010 to \$210 as more units in phase two came on line. In 2013 they were reduced to \$200, where they remain through 2017.
- As of Feb. 28, we have \$55,634 in cash, the reserve fund is fully funded through 2017 at \$324,600. Only one past due owner at \$580.

Following the financial report Davey Brooks suggested that the board consider re-sealing Phase One roads in 2017. The reserve study calls for those road repairs to take place in 2019. The board agreed to have the road condition assessed.

Dan Hann reported that we now have 4 open lots (2 are for sale on speculation and 2 are vacant lots).

**LANDSCAPE REPORT** – Landscape Coordinator Jim Hall presented the landscape report. He reported that the landscaping committee reviewed potential landscaping companies and selected JSA and Phill James. The committee has been very pleased with JSA's performance and the improvements they have made in La Quinta.

Highlights of his report included:

- **SHRUBS** – the planting of shrubbery has begun with the south side of the subdivision and will move to the basin by the clubhouse. Project should be completed by the end of March
- **TREES** – The committee was not happy with how the trees were planted on the south side of Irma Street and they are looking at planting trees in the lawn areas, perhaps every other lot. Jim will be talking with lot owners about that project.
- **TREES PART 2** – Arbor Tech has started thinning and trimming 60 trees within the subdivision
- **IRRIGATION** - JSA has begun cleaning up old irrigation pieces that are no longer being used.
- **RIVER ROCK** – Rock is being replaced under drainage pipes at homes.
- **WEEDS** – The rain has accelerated growth of weeds throughout the subdivision. Spraying is taking place
- **RYE GRASS** – The rye grass will begin dying out shortly as the Bermuda grass takes over. The area will be a little brown before the Bermuda takes hold. Bill Grippo commented that the rye grass this winter was the best he has seen it. Jim said the JSA has suggested that the HOA look at taking one year off from planting winter rye grass to improve the land and do some thatching, which will improve future lawns.
- **ROCK REFRESHING** – This was delayed due to change in landscaping company. The refreshing will begin this spring, starting on the south side of the subdivision. Rock will be replaced in the back yards, but will not be extended to the side yards, where it was never intended.

**JIM HALL** – the owners complimented Jim Hall on the job he has done as landscaping coordinator.

The meeting was adjourned at 6:44 pm.

Respectfully Submitted  
Sam Pepper, Vice President