

La Quinta Homeowners Association
Board Meeting
February 24, 2011

CALL TO ORDER

The Meeting was called to order at 7:00 PM by Roger Hill, President.
All Board Members were present (Sam Pepper, Joyce Tripp, Barb DeWitt, and Davie Brooks)
Staff present was: HOA Accountant – Jacque Hann
Roger Hill welcomed everyone and summarized the agenda for the meeting.

2011 BUDGET:

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

Reserve Fund Balance January 1, 2011:	\$	160,000
Total Projected Revenues:	\$	202,010
Total Projected Expenses 2011	\$	173,820
Capital – New pool bathroom + plans	\$	25,000
Net Income to reserve	\$	3,190

A discussion ensued on possible expenses over the next year. Roger Hill indicated we have been running in the black and have added modestly to the reserves. At this time, we don't have any expected expenses that would require any deficit to the reserve fund.

The budget was approved (Sam Pepper motioned and Joyce Tripp 2nd).

POOL BATHROOM:

A discussion took place regarding construction of a new pool bathroom/shower that is exterior to the clubhouse. Preliminary plans were drawn up by a local contractor with a bid of around \$28,000.00. A second bid was obtained for \$24,500.00. The Board unanimously agreed to pay \$500.00 for the drawing of the plans to the first bidder if that bidder was not selected. Davie will contact the first bidder to ask if he would be willing to match the lower bid to receive the job. Davie will let the board know the outcome of this conversation. A general discussion with the homeowners present took place with the residents in general agreement of having a pool bathroom. The primary advantage of a pool bathroom is that it will eliminate the clubhouse from being open just for use of the pool, saving wear and tear. This will also allow residents to reserve the clubhouse without reserving the pool, thereby allowing the residents to have more use of the pool without interrupting any events held in the clubhouse. Construction of the pool bathroom was approved. (Sam Pepper motioned, Davie Brooks 2nd).

LANDSCAPING REPORT

Joyce Tripp spoke to the Board about plans for the front entrance to La Quinta. She presented a drawing and list of plants, mainly cactus and low water plants, which would be planted in the two flowerbeds at the entrance. The landscaping budget will accommodate this enhancement. We have some irrigation challenges to overcome in the front and some alternatives were suggested. Joyce and Barb DeWitt will work on making sure this project gets completed this spring.

Roger Hill spoke about rock enhancement for all the La Quinta common areas. Joyce will meet with Edward, our landscaper, to get this project under way as soon as possible, preferably before the end of May, so they can get this work done prior to the heat of the summer.

Roger Hill reported that we are beginning to have electrical problems with some of the in-ground irrigation control valves. Some of the junction boxes are not working due to in-ground electrical shorts, and the lots affected have to be manually watered. In order to deal with this, the Board has decided to put battery controlled irrigation controllers inside the junction boxes when they fail electrically, rather than digging up all the lawns to find the shorts. The landscapers will be responsible for making sure the times are changed on the controls accordingly and the batteries are replaced as necessary. The Board also agreed a letter should go to the developer to ask for repayment for irrigation modifications to the four former La Quinta models – where we rewired the irrigation valve controllers so that the homeowner's residences weren't irrigating the HOA common areas.

Joyce Tripp asked the Board for input on how to handle replacing some of the bushes in the neighborhood. Barb DeWitt will provide a list of plants to Joyce Tripp that the landscaping committee had put together last year with the names of the plants that could be used for replacements in keeping with the overall look of La Quinta. Owners who wish to change out a plant that is living will do so at their own expense. If the plant is no longer living the HOA will replant the plant in the community areas.

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

DELINQUENCIES AND FORECLOSURES:

Roger Hill reported three of the four homes that were foreclosed or for "short sale" have now been sold, and the banks are paying the HOA fees for which they were responsible. One previous homeowner also paid their back dues and they are now up to date. One previous owner's dues may have to be written off as the resident passed away and the remaining family lives in Mexico and has no intent to pay. That home has sold with new residents due to move in soon. Lot 66 is still in the process of a foreclosure sale in the court system. The outlook for recouping past debts on that property are slim, although we will continue to pursue legal remedies.

DOG DROPPINGS:

As previously reported, there has been abundant dog droppings in the neighborhood that have been left for others to clean up. In order to encourage cleanup, two dog caddies will be purchased and placed on the property to assist residents in cleaning up after their dogs. If you are a dog owner, please be considerate of your neighbors and pick up the droppings your dog(s) leaves behind.

GATE CODES:

The gate code will be changed effective April 1, 2011. A reminder with the new code will be sent to residents in March. Please remember to write this new number down and keep it with you in your vehicle as a reminder so if you return from an out-of town trip in the middle of the night without a remote, you're not stuck outside the gate. The numbers on the lock for the back gate chain will also be changed to the same code as the front gate code at the same time.

SECURITY SYSTEM:

Due to some recent vandalism in the area, the Board discussed purchasing a security camera for the front entrance area. Roger Hill is going to look into different systems along with the costs involved in setting this type of system up.

USE OF CLUBHOUSE:

Due to some recent mishaps in scheduling of the Clubhouse, members need to remember that an adult homeowner or resident MUST be present for any and all activities that they schedule at the Clubhouse, 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.

ADJOURNMENT

There being no other business, Roger Hill adjourned the meeting at 8:30 PM.

NEXT MEETING

The Homeowners Annual Meeting will be held Monday, March 28, 2011 at 6:00 PM in the Clubhouse. Election of new officers for the Board will take place at that time. Any Owner may run for election. If you wish to run, please submit your desires to Roger Hill or Jacque Hann as soon as possible, as we hope to send out ballots by mid-March.

Respectfully Submitted by:



Barb DeWitt, HOA Secretary

Roger D. Hill, HOA President