

La Quinta Home Owners Association

Board Meeting

December 13, 2018

The meeting was called to order at 6:00 pm by HOA President Dan Hann.

Board members present were: Dan Hann, Ken Frazier, and Sam Pepper. Also present: Jacque Hann, HOA accountant/Landscape Coordinator and 5 home owners. Non-home owners present: Margie & John Dallabetas and Fowler Malone.

Cutsforth Home Damage – Home owner Arlen Cutsforth along with the tenants of his property at Lot #39, the Dallabetas, presented the board with a study showing damage that has occurred to the home on Lot #39 caused by ground water, as well as a problem with encroachment with the properties East and West of Lot #39. The three structures were used as models during the selling of phase one in La Quinta. Mr. Cutsforth and the Dallabetas believe the HOA is liable for these issues and they want to rebuild the garage and have the connected walls between the three structures removed and replaced. The cost for Lot #39 project is \$64,931, there was no cost submitted for the encroachment properties.

Mr. Cutsforth and the Dallabetas requested that the board review the study and suggest an amount the HOA would be willing to pay for the projects. Since any allocation of HOA monies for this project would require a special assessment to be paid by all home owners in La Quinta, the board agreed to review the study as well as seek a legal opinion as to the liability of the La Quinta Home Owners.

Operating Budget – Jacque Hann submitted the budget for the fiscal year beginning January 1, 2019. In 2018 the HOA received revenues of \$268,155 vs. expenses of \$221,232 with \$37,773 allotted to the reserve fund (December 2018 amounts are projected). The budget for 2019 calls for revenues of \$268,077 and expenses \$224,845 with \$39,232 allotted to the reserve fund. Jacque Hann reported the current landscapers are not requesting an increase in their monthly rate of \$9,000 in 2019, but we can probably expect an increase in 2020. Sam Pepper moved that the budget be approved as submitted, Second by Ken Frazier. Motion passed unanimously.

Reserve Budget – Jacque Hann reviewed the reserve budget. All projects planned during fiscal year 2018 have been completed and did not exceed the budget of \$23,008. Discussion was held on 2019 projects and the board recommend the budgeted items totaling \$5,492 would be enough for the projects listed in the study. The reserve study will be updated - showing actual expenditures through 2018 and projected spending through 2038 – and posted on the HOA website: www.lqhoa.com .

The meeting was adjourned at 7:18 pm.

Respectfully Submitted
Sam Pepper, Secretary