

La Quinta Home Owners Association

Board Meeting

August 29, 2017

The meeting was called to order at 2:30 pm by HOA President Dan Hann.

Board members presented were: Dan Hann, Ken Frazier and Sam Pepper. Also present: Jacque Hann, HOA accountant.

Security – Sam Pepper reported that the members of the board met with Dave McDowell and asked him to submit an estimate to conduct a security, threat and vulnerability assessment for the subdivision. The board received the proposal but had additional questions and agreed to table the proposal until members of the board could meet again with Mr. McDowell.

Landscaping – The HOA's contract with JSA ended in July and JSA has submitted a renewal bid to take effect on Oct. 1, 2017. JSA will honor the current contract through September. JSA's bid for services to take effect Oct. 1 raises the monthly rate to \$11,400 from \$7,350, a 55.1% increase. JSA cites changes in minimum wage laws and insurance requirements as reasons for the large increase.

The annual budget does not have the funds to offset this increase. To provide sufficient funds to meet the expenses of the HOA it is necessary to implement Section 5.4 of the CCnR's, the Supplemental assessment and raise the assessment from \$200 to \$250 per month for October, November & December of 2017. This is a 25% increase in assessment but necessary to meet HOA obligations.

The board agreed to have landscape committee develop a request for proposal (RFP) to be sent out to other landscape companies interested in maintaining the landscaping of La Quinta. The landscape committee and the board will review any proposals from local companies to take over the maintenance requirements on Jan. 1.

Based on previous proposals the board has received, it is expected that any proposal submitted will require a vote of home owners to raise the annual assessment beyond the \$6 per month that the board can assess based on La Quinta CCRs. To be considered, proposing companies must submit a bid that delivers the minimum services outline in the JSA contract.

Jacque will send a letter/email to all homeowners notifying them of the annual assessment procedure to hold an election to raise the annual assessment to accommodate the new budget for 2018. See Section 5.3 of the CCnR's.

RESIGNATION – Jim Hall has resigned as the landscaping coordinator and a member of the HOA board. The board thanked Jim for all his outstanding efforts in not only guiding our board for since its beginning, but for keeping La Quinta one the best maintained subdivisions in Yuma. Jacque Hann has volunteered to assume the duties of landscape coordinator and all emails concerning landscaping issues should be directed to her.

NOTIFICATIONS – Letters were sent to two home owners citing violations of HOA landscaping policies. Those areas cited will become the responsibility of the homeowner to maintain, not the HOA.

MEMORIAL – The plaque and tree has been placed outside of the clubhouse for Vincent D. Freeland.

The meeting was adjourned at 3:28 pm.

Respectfully Submitted
Sam Pepper, Secretary