

La Quinta Home Owners Association

Board Meeting

August 2, 2017

The meeting was called to order at 2:03 pm by HOA President Dan Hann.

Board members presented were: Dan Hann, Jim Hall, Ken Frazier, Brenda Cutsforth and Sam Pepper.
Also present: Jacque Hann, HOA accountant and Bill Coolidge, home owner.

Repairs – Jacque Hann reported that the road re-surfacing project has been completed. The cost of the project was \$22,298 plus \$900 for the loop around both gates. The project was funded out of the HOA reserve fund. She also reported that another \$1,100 was expended to replace a damage pool pump and another \$1,100 was spent to repair the wall.

Security – Home owner Bill Coolidge talked to the board about increasing security in the development and presented the board with a detailed written report about items that would make La Quinta more secure. A discussion ensued concerning the costs and the impact to the monthly assessment that would be needed to undertake some of the recommendations mentioned in Mr. Coolidge's report. The board asked Sam Pepper to contact Dave McDowell, the owner of a local security company, and ask him to meet with the board and give them a quote to perform a risk assessment of the La Quinta community.

Landscaping – HOA landscaping liaison and board member, Jim Hall, briefed the board on landscape issues:

- Lawns will be mowed shorter in the next few weeks to rid the lawns of dead rye grass and to begin preparation for the fall re-seeding.
- We have begun planting trees on the north side of Irma
- JSA typically will work on Mondays to trim plants and bushes as need, on Tuesday through Thursday they will mow grass and on Fridays they will blow patios and clean area around pool and clubhouse.
- We continue to have issues with water - line breaks and pressure valve problems. Currently mapping the lines.

Jim also briefed the board on the rock replenishment on the south side of the development. About three fourths of that side is complete, but the costs to replace the rock has increased and it appears it will take more than the two truckloads budgeted to complete the task.

Sam Pepper moved that \$6,000 be loaned from reserve funds to complete the project. Second by Ken Frazier. Motion passed unanimously.

Pool Exclusivity – A discussion was held concerning homeowners reserving exclusive use of the pool. Since we are almost at capacity the use of the pool has increased as have the number of requests for exclusive use of the pool - especially during the warm summer months. The board has already added or amended rules to limit exclusive usage so more homeowners would not be denied usage. Presently homeowners need to check the HOA website to see if the pool has been reserved before they walk to

pool for a swim. This was perceived by the board as unfair to homeowners who bought in La Quinta with the knowledge that the pool would be available to them.

Sam Pepper recommended that we discontinue accepting pool exclusive reservation after August 19 (the last date the pool has been reserved). We would still accept reservations for the clubhouse only, as it gets ample usage for parties, meetings, etc.

Brenda Cutsforth moved that we discontinue taking exclusive use of the pool reservations after August 19, 2017. Ken Frazier second. Motion passed unanimously.

The meeting was adjourned at 3:20 pm.

Respectfully Submitted
Sam Pepper, Secretary