

La Quinta Homeowners Association
Annual Homeowners Meeting
29 March 2010

CALL TO ORDER

The Meeting was called to order at 6:00 PM by Jim Hall, President.

Those Board Members present were:
Jim Hall, Mark DeAnda, and Davie Brooks

Staff present were: HOA Manager - Roger Hill; HOA Accountant – Jacque Hann

President Hall ascertained that a quorum of the Association Board and Association members present.

The Minutes from the 10-29-09 Board Meeting were reviewed and approved (Gene McCormack motioned and Sam Pepper 2nd).

Jim Hall welcomed everyone and summarized the major achievements of the Association over the past year, and reviewed the major events and facility issues.

FINANCIAL REPORT

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

Checking Balance:	\$ 5,768
Reserve Fund Balance:	\$ 143,337
Accounts Receivable:	\$ 5,690
Past Due	\$ 20,760 (mostly Lot 66, on which we have a lien)
Accounts Payable:	\$ 1,661

For the first 2 months of 2010, our net income was \$9,638 (revenues minus expenses).

A discussion ensued on possible expenses over the next year, and outlook for the dues to increase or decrease. Roger Hill indicated we have been running in the black and have added to the reserves, but that it is premature to predict a change in the fees until the new Board develops their financial plan and updates the reserve study.

The Financial Report was approved (Davie Brooks motioned and Mark DeAnda 2nd).

HOA MANAGER'S REPORT

We have had an increase in the number of residents who are at least 3 months in arrears on their Association payments. The people who are late are generally repeaters. We have been lax in charging late fees, but the new Board will take up the issue of reinstating the late fees at their next regular Board meeting.

In accordance with our rules, please do not park vehicles in the road overnight, and be very careful not to park across from a neighbor's driveway or your car might get caved-in if they back out of their driveway and don't look. For those who bring in larger vehicles to load and unload, please be especially cognizant of this potential. There have been some close calls.

Our garbage days are Tuesday and Friday mornings, except on Monday holidays (when our garbage is collected on Wednesday AM). The garbage man comes around 6:30 AM. Please do not put your garbage cans out until the night before collection, and do not overfill the receptacles such that it is easy for a cat to crawl in. Please retrieve your garbage receptacle not later than the evening of collection day. If you will not be here, please arrange with a neighbor to help you put out/put up your garbage can. We've had problems with animals spreading garbage and we'd like to minimize the time the garbage receptacles are out – and it looks better as well.

Roger complimented the work of our informal "handyman," Bill Grippo, who has completed several projects around the site, and the work of Jacque Hann, our Accountant, who has done far more than most people realize to keep us on a solid financial and administrative footing.

LANDSCAPE COMMITTEE REPORT

The Association is in the process of bidding a new landscape contract. A decision will be made in the next two weeks, but the bids of our top five candidates are less than we pay now.

The Arborist has removed approximately 52 of the 65 trees we initially identified for removal. He is on a time and materials contract, and he is well under the budget we estimated for the task. After we remove the trees we initially identified, we will be identifying any other trees that need to come down from a safety or structural reason, and will also start pruning and shaping all of the others. We will work with the homeowners to achieve consensus on what other trees need to be removed. We have two houses with roof damage from the trees/wind that the HOA must repair.

OLD BUSINESS

Jim Hall stated we need to revitalize the task of installing the opposing "La Quinta" sign at the entrance. Roger Hill said they would proceed with the work.

We also discussed the possibility of adjusting the plantings at the entrance to account for the realities of the poor irrigation at the front entrance (City controls the drip line). The Landscape Committee will address.

NEW BUSINESS

The Board members present unanimously voted to invest \$100,000 of our reserves into a Certificate of Deposit, effective immediately. Jacque Hann, our accountant, was authorized by the Board to make that investment.

Bob Wendt motioned for a change in the current Bylaws to require that all Board members must be active unit owners, rather than the current 2/3's. Gene McCormack seconded. The motion was passed unanimously by those present.

NEW BOARD OF DIRECTORS ELECTION

In accordance with the Bylaws, a Board of Directors election was held using members' written ballots. Approximately 68 units voted. Six candidates were originally on the ballot, however Bobby Kammann withdrew prior to the election, and five candidates stood for election at the time of the vote.

The five candidates that were elected as our 2010 Board of Directors are:

- Roger D. Hill – President
- Samuel J. Pepper – Vice President
- Barbara L. Dewitt – Secretary
- Ralph E. Grapoli – Member
- Davie L. Brooks – Member

They will take office immediately. Many thank to the members of the old Board who have done an Outstanding job:

- Jim Hall
- Davie Brooks
- Mark DeAnda
- Bobby Kammann
- Robby Barkley

ADJOURNMENT

There being no other business, Jim Hall adjourned the meeting at 7:09PM.

NEXT MEETING

TBD by New Board

Respectfully Submitted by:

Jacque Hann, Accountant

Roger D. Hill, HOA President (Incoming)