

La Quinta Homeowners Association  
Board of Directors Meeting  
9 November 2009

CALL TO ORDER

The Meeting was called to order at 6:02 PM by Jim Hall, President.

Those present were:

Board Members - Jim Hall, Mark DeAnda, Davie Brooks, Bob Kammann  
HOA Manager - Roger Hill  
HOA Accountant – Jacque Hann

HOA Members: Bill & Doris Rogers,, Perry & Jeannine Squyres, Cara Kinner, Sam Pepper, Leo Ortega, William Freridge, Barb Dewitt, Ken Rosevear, Patrick Ng and Denise Wah.

The Minutes from the 10-12-09 Board Meeting were approved (Bob motioned and Mark 2<sup>nd</sup>).

FINANCIAL REPORT as of 10-31-2009

Checking Balance:	+ \$	9,832.64
Reserve Fund Balance:	+ \$	134,464.67
Accounts Receivable:	+ \$	2,710.00
Accounts Receivable LQ66:	+ \$	15,360.00
Accounts Payable:	- \$	4,070.51

All members are generally current in their dues with the exception of LQ-66. LQ-66 is in arrears -\$15,360.00 (includes late fees of -\$10,500.00). This is a rental unit, and the Owners have not responded to any correspondence. A lien has been attached to the property and this account has been referred to a collection agency. We will be discussing with an attorney about additional steps we can take.

The Financial Report was approved (Bob motioned and Davie 2<sup>nd</sup>).

HOA MANAGER'S REPORT

A. Received a number of calls regarding cats – several residents complained that cats were leaving scratches on their car finishes, getting into garbage cans, spraying in their yards, and leaving feces. There have also been several very loud cat fights. A flyer will be distributed to residents reminding them that their pets (cats, dogs, etc) cannot roam free in the neighborhood; residents should not be feeding stray cats; and free-roaming cats are subject to being taken to the Humane Shelter. We will be starting to trap the free-roaming cats starting in December. If pet cats are running loose, these may be captured as well, at the Owner's expense.

B. A new keyboard has been installed at the front gate pedestal and the pedestal light was repaired. We will be looking at adding additional light out there.

C. Magdalena Hendrix (LQ036) passed away the end of October. Our prayers go out to her family and friends. Jim Iwan and Bob Wendt have also been very ill and we wish them both a fast recovery.

D. January 15, 2010 we will be changing the gate code. Homeowners will receive the new code on their invoices or they may contact Roger or another member of the Board to get the number.

E. Our new “Handyman” (Bill Grippo, resident of Lot 26) has been working on the Clubhouse (great job on the doors!) and has started to get a sprinkler plan together. We would like everyone to let Roger or him know if they see a sprinkler or drip system not working correctly.

F. Bids for sealing the asphalt roads have been received for Phase I (\$11,500 to \$19,000.). References will be checked and then a contract will be signed – probably in the \$12,000 range – this is part of the reserve plan. Expect word about when this will occur very soon. It will be a parking and access inconvenience for a couple of days. It may be as early as the first week of December, but we want to avoid days closer to the Holidays.

## OLD BUSINESS

A. Architectural and Landscaping Committee.

Mark DeAnda reported that they met again and:

- Started marking trees that might be subject for removal (mostly between the houses).
- Started a plan to replant the exterior La Quinta entrances. Materials would be approximately \$400, and the Committee and other residents will do the labor.
- A matching La Quinta sign for the south wall at the exterior entrance will be priced out in the near future.
- A request for screen doors has been received, and it was decided that they would not be allowed, but the committee would look into a retractable screen approach for inside the door frames.
- Trees. The Committee went around and marked several trees they thought were at risk of falling, were scraping houses, or might need to be taken down. On a subsequent day, the City of Yuma’s Arborist went around with Roger and other Landscape Committee members and further evaluated our trees. He told us that we have serious issues with HOA liability and potential home damage, and we needed to start a systematic tree care program. The Board approved contracting with a certified arborist to prepare a plan for the La Quinta trees, not to exceed \$700 for the planning stage.

(Davie motioned and Bob 2<sup>nd</sup>). This will start very soon. Tree care will be included as a budget line in our annual budgets.

B. Transfer of money to CD: Due to the low rates, it was decided to leave money in the Money Market account for now.

C. 2010 Annual Budget. A lengthy budget analysis was presented and an ensuing discussion was held. The Board approved a reduction in the HOA fees from \$240/mo to \$210/mo (\$190 for operations and \$20 for reserve assessment) starting in January 1, 2010. (Bob motioned and Mark 2<sup>nd</sup>)

## NEW BUSINESS

### OTHER

A. Reminder – Trash pickup is normally on Tuesdays (Wednesdays for a Monday holiday) and Friday mornings – about 6:30AM. Trash cans should not be put out before the evening before these days, and they should be recovered no later than the evening of the following day. Cats have been getting into the trash and this causes more work for the landscapers, the association manager, and neighbors. Don't overfill, especially with food remains that attract cats.

B. The front circle has been repaired from the truck damage.

C. The main gate iron work (bent vertical member) will be looked at and repaired soon.

D. More lights are needed in and around the front entryway, this will be investigated and priced out.

E. Potluck November 17<sup>th</sup> at the clubhouse for all residents of LQ; Flyers were delivered.

NEXT MEETING – TBA

### ADJOURNMENT

Jim Hall adjourned the meeting at 7:15PM.

Respectfully Submitted by Jacque Hann and Roger Hill