

La Quinta Homeowners Association
Board of Directors Meeting
21 July 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: Dan Hann, Bill & Doris Rogers, Bob & Agnes Wendt, Perry Squyres, Ralph Grapoli, and Cara Kinner

The Minutes from the 6-15-09 Board Meeting were reviewed and approved (Bob motioned and Davie 2nd).

FINANCIAL REPORT

Checking: \$12,273.74

Reserve Fund: \$90,633.93

Accounts Receivable:

Owners - \$15,615.00

All members are generally current in their dues with the exception of LQ-66. LQ-66 is in arrears \$11,790.00 (includes late fees of \$7,650.00) and has been referred to a collection agency.

Accounts Payable:

Still expecting approx \$6000.00 in bills this month

The Financial Report was approved (Bob motioned and Davie 2nd).

HOA MANAGER'S REPORT

A. Demographics: 53 Owner Residents; 19 Renters; 6 Vacancies; 1 in Construction; 22 Lots

B. Main gate light timers were repaired.

C. Stucco repairs have been completed for 3 exterior walls by Corey Wolfe next to runoff areas, and concrete curbing has been installed to offset the sprinklers.

D. We lost about 7 trees in the recent storm. The refuse was removed quickly by our landscape crew, and the trees will be replaced when cooler. (A chainsaw was purchased by Roger to help with the process; Kammann Development offered to reimburse).

E. Repairs are needed to the Clubhouse wood trim and this will be taken care of next week. We also need to varnish the exterior doors of the Clubhouse soon. The landscape rock cover in common areas need to be refreshed, and the asphalt streets need sealing, but these will be deferred until cooler weather (October).

F. The exterior "La Quinta" sign needs to be repaired or replaced. This commitment of funds was authorized by the Board. Roger will contact sign companies for bids. The front sides of the entrance landscaping also needs updating, but this also needs to be done in cooler weather.

G. The irrigation system must be evaluated and modified so that sprinklers in owners' enclosed back yards are not included in the HOA's irrigation system. We'll have to do this on a case-by-case basis, and will take some time and the cooperation of owners.

H. Roger introduced an idea to explore concepts for an exterior bathroom for the pool, so traffic doesn't go through the Clubhouse to use the bathrooms. We will evaluate further.

I. A drop box for HOA payments/comments was discussed. Roger will take for action to investigate some alternatives.

J. We have found some compatible gate clickers for \$18.00-\$24.00. Once we have the software that programs the clickers, we will do a Beta test; and if they work, we will start notifying owners who want them. Bob mentioned the Estates might also like to join us in this.

K. A La Quinta website has been created by Sam Pepper - www.LaQuinta.com - for access to our La Quinta documents and forms. The Articles, Declarations, and Bylaws are on there now, and other documents will soon be added. The cost of \$240 annually to maintain the site was approved (motioned by Bob, seconded by Mark).

L. Mark mentioned he has some lights to illuminate the front La Quinta sign that he will install once the landscaping is done in the fall.

M. The DeWitt's recent request to plant a tree in front of Lot 82 was approved. Ms. Dewitt has volunteered to be on the Landscaping and Architectural Committee.

N. Owners are not encouraged to install individual flagpoles, but they are encouraged to install flag standards to the front of their homes if they wish to fly flags.

O. By law, political signs may be put in front yards, but they must be on your lot, and not excessive.

P. Modest attention-directing markers may be placed on your lot to guide your event guests to your home on the day of an event (balloons, small signs, etc), but the time they are up should be minimized (immediately removed after the event).

Q. A list of all checks paid by the HOA for the last month was shared and reviewed by the Board.

R. The HOA Owner and tenant list is being updated with phone #'s and email addresses.

S. The new Declarations and Bylaws have been physically distributed to all those who are living in La Quinta (owners and tenants), and the rest will be mailed with the next billing reminders.

T. The Fidelity Bond bill has been paid for and we are waiting for a final copy of the policy.

U. The HOA requested the "as built" plans for Phase 1 of La Quinta from Kammann, and he agreed to provide them. We have them already for Phase II.

V. The charts we received from Bobby for the irrigation system are incomplete and have several errors. We have spent several hours charting the actual system.

W. Clubhouse Rules have been drafted which includes a reservation form.

X. The owners of the two inoperable vehicles that have not moved in weeks will be asked to move them into their garages. If they are not moved, then the HOA will have them towed.

Y. Trash Cans are being tagged with reminders if left on the street longer than 24 hours after pickup.

Z. The HOA Board requests that the HOA manager remind residents to limit parking on the street in front of units.

AA. A request was made to the Developer to clean up empty lots in Phase II, do some dust control, and minimize the spread of construction materials.

OLD BUSINESS

A. Architectural Committee - Mark DeAnda reported that work on his solar panels should be starting soon. Bob Wendt agreed to be on the Architecture committee.

B. Reserve Fund - Tabled until next meeting. Open Item.

C. Lot 66 Default - The Collection Agency has sent letters to LQ066 with no response. They need the owner's social security number to be able to file with the Credit Bureau. Open Item.

D. Financial Review - John Olin has completed the Financial Review for 2008 and the Board will review and discuss it at the next meeting.

NEW BUSINESS

A. New Architectural and Landscaping Standards was discussed and approved as written, with minor changes. These will be incorporated and the standards sent to all members with the next billing.

B. The Architecture and Landscaping Committees were combined by Board vote. (Bob motioned and Mark 2nd).

C. Landscaping Issues

(1) A letter from LQ030 was shared regarding the La Quinta sign at the entrance and trees that that need to be replaced west of LQ030. The sign will be repaired and the trees will be replaced in the fall.

(2) The dates will be removed from the Palm trees in the common areas around the entrance of La Quinta by Bobby.

D. A Clubhouse Rules Document and Events Reservations Checklist were presented and discussed. There were several changes proposed and approved. These documents will also be mailed with the next billing.

NEXT MEETING - TBA

ADJOURNMENT

Jim Hall adjourned the meeting at 7:30PM.

Respectfully Submitted by Jacque Hann and Roger Hill