

La Quinta Homeowners Association
Board of Directors Meeting
12 October 2009

CALL TO ORDER

The Meeting was called to order at 6:00 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, Bob & Agnes Wendt, Perry Squyres, Cara Kinner, Tim & Connie Braun, Patty Greiner, Leo Ortega, William Freridge, Michael Barkley, Barb Dewitt, Mary Mochnal, Denise Wah and Shara Merten renter.

The Minutes from the 7-21-09 Board Meeting were reviewed and approved (Bob motioned and Mark 2nd).

FINANCIAL REPORT

Checking Balance:	+ \$ 6,932.67
Reserve Fund Balance:	+ \$134,464.67 (includes Developer check for \$36,806.63)
Accounts Receivable:	+ \$31,125.00
Accounts Payable:	Approx -\$14,700.00 in outstanding bills

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. The Owners have not responded to any correspondence. This account has been referred to a collection agency.

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

HOA MANAGER'S REPORT

A. Received a check for \$725.92 from Traveler's Insurance to reimburse the HOA for repairs to the fountain area caused by a moving truck.

B. Repairs will be made to the Circle in the entrance in the very near future and reimbursed (caused by a commercial delivery truck).

C. All residents who have deliveries are reminded that they should arrange for any large vehicle (any 18-wheeler, bus-sized RV's, moving vans, etc.) to use one of the east end gates. The front circle and gates are taking a beating from oversized vehicles. All residents should have a key to

the pad lock at the southeast gate (by Lot 18). If you need a key, please call the HOA Manager (Roger at 276-2045) and arrange to have one made. Another reason for keeping one of these back gate keys in your car is to be able to get into the complex if the electricity goes out (front gate can be manually opened, but if you don't know how, and it's the middle of the night, you may need to come to the back gate and use the key to open that gate). Owners are reminded it is your responsibility to provide your tenants with these keys.

D. New gate remotes can be ordered on the internet (<http://controlgateaccess.com/html/8066-080.html> for around \$20); please call Roger to program any that you purchase so that they will work at the front gate.

E. After the recent damage we had at the pool area and beer cans left all around, a camera security system was discussed and is being looked into for the main gate and clubhouse area.

F. We have had a spate of pool rules infractions (animals in pool area, glass beer bottles laying around, diapered children in pool, beer cans left everywhere, etc.). Our established pool rules will be added to the website and emailed/mailed with the November association invoices to remind residents of the rules. Many of these are required by state law and some are required by our insurance. Owners with tenants are reminded they should ensure their tenants know the rules. (They are also posted at our La Quinta HOA website, and are posted at the pool). Violations may result in the loss of pool privileges.

G. There have been several instances this month where the club house A/C has been left at 55 degrees and has run all night. If you change the A/C for any reason, please turn it off (in the winter) and turn it to 85 in the summer. We will be installing lock boxes on the clubhouse A/C thermostat controls to help reduce the electric bills.

H. Bill Grippo, one of our residents, will be working about 30 hrs a month with Roger to maintain and repair the sprinklers, fountain, and clubhouse. Bill will be paid part of the current management fee for the HOA Manager; therefore there will not be an increase in expenses for these services.

I. Trees will be evaluated for thinning, shaping, and removal. The Landscaping Committee will be developing a strategy and plan to address our short and long term tree requirements. We will be evaluating a possible change in crew duties for our current landscaping crew- we may go with a professional management firm in the future to care for the trees.

K. The Landscaping Committee will be looking at an approach to address all of the "extra landscaping" that has been added by residents, and how we should address the increased maintenance requirements and costs caused by all of the additional planting by some residents. Residents are reminded that any new plants added at La Quinta by residents that are additional to what was provided by the developer in the common areas (outside fences) must first be approved by the Landscape Committee, or be subject to removal.

L. Chip & Seal bids for Phase I roads will be requested for this fall. Phase II will be addressed later.

M. Starting in November, the rock ground cover around the development will be refreshed, the front entrance corners (outside the gates by the La Quinta sign) will be replanted, and lighting will be installed to illuminate the entrance.

N. The front gate pedestal keyboard bulbs are out and will be replaced, and we will look at additional lighting at the entry circle. We will be having the front keyboard replaced. There have been enough complaints that the keyboard isn't working correctly, and people can't get in. Although it appears to be an intermittent problem, the contact switches are 8 years old, and may be starting to act up. The remotes should not be affected by this. If your remote isn't working, make sure the red light on the remote is illuminating when you push the button; otherwise, change the batteries. Wal-Mart carries the batteries for the gate remotes.

O. We have had several dog complaints this month about "piles" left in yards. Some people are walking their dogs very late at night and letting them run free. Please refrain from doing this as there are several "large piles" around the site every morning. Use a leash, as is required by law, and please be considerate – watch your dog carefully and pick up after your dogs.

OLD BUSINESS

A. Architectural Committee - Mark DeAnda reported that they will meet in the next 2 weeks to start work on the trees between the houses.

B. Reserve Fund – Is totally funded to date. The main item that will be executed according to our reserve study this year is sealing of our asphalt roads and refreshing of our rock covered areas. We are getting bids now.

NEW BUSINESS

A. Transfer of Reserve Fund to a CD, this was tabled to look at our reserves and commitments.

B. Handyman – Bill Grippo has agreed to do this. We have a number of tasks to accomplish.

NEXT MEETING –

Budget Meeting - November 9th at 6pm at Clubhouse to discuss monthly dues and a new budget.

OTHER

A. Reminder LQ Ladies Luncheon is Oct 19th at 11:30am at LQ 59.

C. Potluck November 17th at the clubhouse for all residents of LQ; Flyers will be delivered.

ADJOURNMENT

Jim Hall adjourned the meeting at 7:09PM.

Respectfully Submitted by Jacque Hann and Roger Hill

HOA Manager Newsletter Addendum

1. The Landscaping Committee met at Mark DeAnda's House on 21 October at 6:00. Present were Barbara Dewitt, Cara Kinner, Bob Wendt, Denise Wah, Mark DeAnda, Dessa DeAnda, and Roger Hill. We reviewed the Architectural and Landscaping Standards to ensure we all understood the rules.

2. We discussed the issue of trees and an approach to develop a short and long term solution to address the problem we may have with our trees, which are now growing to maturity. We will have continued costs associated with maintaining trees to avoid damage to homes and buried utility systems.

- Many are planted too close to houses and foundations, or right over utilities.
- Many are rubbing on the stucco walls between houses and taking off the stucco.
- Some are leaning so bad they will soon fall over.
- Many are dropping leaves on roofs and stopping up scuppers.
- Many are planted too close together and are competing for space and light.
- Some have been damaged by winds and have lost much of their structure.

We agreed to take all the committee members around on 24-25 October and mark trees we think are questionable with paint, and to follow up with a certified arborist to confirm our recommendations for removal. We will then publish a schedule for removal and solicit owner feedback. Many of the trees we remove should be replaced with new trees, especially if they are in areas that provide aesthetic beauty or shade. Some should have never been planted in the first place. We will also develop a schedule and budget for replanting for the unhealthy trees that we remove (different type, different spot, etc.).

3. Many owners have added extensive additional plantings in the common areas around their houses that our landscaping crews are now expected to maintain at the HOA's expense. The Landscaping Committee will address this issue to determine a fair policy so that some owners are not unfairly subsidizing the landscaping decisions of others. Our CCR's state any additional plantings and architectural changes must be approved by the Landscaping and Architectural Committee, but this has not been enforced in the past. It will be in the future. Please see the attached flyer from the Committee. If you have suggestions or wish to join the Committee to guide this process, please call the Committee Chairman, Mr. Mark DeAnda, or the HOA Manager, Mr. Roger Hill.

4. Garbage Cans. Our garbage days are Tuesday and Friday mornings, except on established Monday holidays (when the 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 them. Jose and I have personally had to pick up lots of garbage in the mornings that has scattered around the areas - caused by animals getting into people's garbage cans. We don't like doing that. Also, please retrieve your garbage cans not later than the evening of collection day. If you will not be here, arrange with a neighbor, or call the HOA Manager (276-2045) to help you put out/put up your garbage can. We'd rather do that than leave the garbage cans out.

5. We will be replacing bulbs that have burnt out around the site. We are also doing a systematic (lot by lot) inspection of the irrigation system to identify issues we are having; this will be done as soon as the winter grass seed and fertilizer has been put down.