

La Quinta H.O.A. Board Work Session

October 15, 2012

Board members in attendance were: Dan Hann, Sam Pepper, Jim Hall, Barbara DeWitt, and Jeri Freimuth, also Jacque Hann accountant.

1. A discussion and review of the La Quinta H.O.A. budget for 2012 was explained by President, Dan Hann. Dan included estimated increased costs on future expenses with questions from board members discussed and explained.
2. With a review of the Reserve Study, Dan recommended to reallocate the distribution of the monthly assessment fee to \$195.00 and the special assessment fee to \$15.00 effective November 1, 2012. In addition, the Developer fee would be increase from \$20.00 to \$23.00.

Dan also recommended reallocating the distribution of the monthly association fee to \$200.00 and the special assessment to 0 (zero) effective 1-1-2013, (also the Developer fee would be increased to \$26.30, which is the Reserve amount required for 2013 per Lot). The net effect is that the total fee will be reduced from \$210.00 monthly to \$200.00 monthly effective 1-1-2013. Sam Pepper made a motion to accept the budget, the \$195.00 monthly assessment fee and special assessment fee of \$15.00, and increase to the Developer fee from \$20.00 to \$23.00 on November 1, 2012. Jim Hall seconded that motion.

Jim Hall made a motion to accept the \$200.00 monthly association fee and the Developer fee of \$26.30 effective 1-1-2013. In addition the discount for paying annually is reduced from 7 3/4% to 5%. Barb DeWitt seconded that motion.

3. The Lamp Posts were discussed and it was decided to hire Bill Grippo to clean and paint all Lamp Post black, this is a Reserve expense.
4. Damaged garage doors have been noticed and the Architectural Committee will be asked to check with homeowners on repairing/replacing panels that are damaged.
5. A decision was made to add another Doggie Station at the Darlene Way/Irma Street Basin.
6. Homeowner, Ken Rosevear, sent an email with concerns of the ongoing problem regarding the retention basin behind his home and others on that street. The board discussed the problem of standing water, unsightly appearance, odor, and mosquitoes that Ken mentioned in the email and acknowledged it needs to be fixed. Dahl Robbins is the original engineer. It was determined that he might be the first person to contact to start the process of correcting the situation. Bobby Kammann and the city have been contacted before and the City Administrator took a look at the problem too. It was

suggested that some of the other residents on that street become involved with Ken and the Board to resolve the problem. Dan Hann and Jim Hall will contact Ken Rosevear and look for others. Gary Dean's name was suggested as a possible committee member.

7. Landscaping was discussed with issues of the back grassy area on Irma being better monitored. Jacque reported that the landscape people had separated the sections so that the grass would be on one clock and the drippers on a second one. We hope this will better handle the dryness of that area. Tree trimming was discussed and it was suggested by Jeri Freimuth to contact Espy Matlock for estimates in the future. Jacque suggested street captains to monitor landscaping. Jeri Freimuth will handle Irma, and Jacque will contact other homeowners. William Grippo's name was suggested along with a few more.
8. **The Gate code will be changed starting 1-1-13 the old one will remain in the system for 30 days; residents will be notified by email/mail the new number.**
9. The board elections were mentioned which will be in March of 2013.

Respectively Submitted

Jeri Freimuth, Secretary

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